

2020018484 00105

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$800.00

PRESENTED & RECORDED
05/08/2020 12:24:44 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3523

PG: 2549 - 2554

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$800.00

Parcel Identifier No.: 6835-24-9526 (Block 0558, Lot 109)

Return after recording to: Kangur & Porter, LLP 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 319 S. Main Street, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 319 S. Main Street

THIS DEED, made this the 8th day of May, 2020, by and between **John A. Hauser, II, unmarried (a 1/2 undivided interest); Joseph F. K. Brady, Jr. (a 1/6 undivided interest) and wife, Jody C. Brady; Sarah Wooley Merritt (a 1/6 undivided interest) and husband, John Stanford Merritt; Erin Brady Rega (a 1/6 undivided interest) and husband, Vincent Anthony Rega; and, Erin Brady Rega, as Administrator of the Estate of Carol Jean Wooley** (mailing address: 536 Drumheller Road, Clemmons, NC 27012), hereinafter collectively referred to as **Grantor**; and, **Christopher B. Aiken and wife, Lisa M. Aiken** (mailing address: 319 S. Main Street, Winston-Salem, NC 27101), hereinafter referred to as **Grantee**.

WITNESSETH:

WHEREAS, John A. Hauser, II is the owner of a one-half undivided interest in the real property described below; and,

WHEREAS, Carol Jean Wooley (hereinafter referred to as the "Decedent") died intestate on October 9, 2019 seized of the remaining one-half undivided interest in the real property described below, and the Last Will and Testament of the Decedent has been duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 19 E 2317; and,

WHEREAS, Erin Brady Rega has qualified as Administrator of the Estate of the Decedent; and,

WHEREAS, Joseph F. K. Brady, Jr., Sarah Wooley Merritt and Erin Brady Rega all of the intestate heirs of the Decedent and, as such, are the owners of Carol Jean Wooley's one-half undivided interest in the real property described below; and,

WHEREAS, notice to creditors of the estate was published as required by NCGS 28A-14-1.

NOW, THEREFORE, the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron pipe found marking the Southeast corner of that tract of land conveyed to Mary A. Leight, as described in Deed Book 1656, Page 3289, Forsyth County Registry, and said iron pipe marking the Northeast corner of the tract herein described; thence from said Beginning point South 02° 40' 40" West 80.52 feet to an iron pipe; thence North 87° 30' 00" West 179.29 feet to an iron pipe found in the Eastern right of way of Main Street; thence following the Eastern right of way of Main Street, North 02° 10' 50" East 78.40 feet to a nail placed in the Northern right of way of Main Street; thence South 88° 10' ' 30" East 179.98 feet to the point and place of BEGINNING, containing 0.328 acres as shown on the survey dated August 2, 2001, by William Franklin Tatum, P.L.S.

Property Address: 319 S. Main Street, Winston-Salem, NC 27101

The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the John A. Hauser, II and the Decedent by instruments recorded in Book 2191, Page 891, Forsyth County Registry and the heirs of the Decedent acquired title through the estate of the Decedent (19 E 2317).

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

(signatures on following pages)

John A. Hauser II (SEAL)
John A. Hauser, II

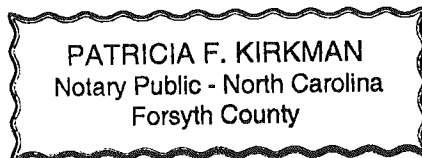
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:
John A. Hauser, II

Date: 5-6-2020

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5.29.24

Joseph F. K. Brady, Jr. (SEAL)
Joseph F. K. Brady, Jr.

Jody C. Brady (SEAL)
Jody C. Brady

State of Ohio, County of Tuscarawas

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:
Joseph F. K. Brady, Jr. and Jody C. Brady

Date: 05-05-2020

Raschele A. Hauber
Notary Public

Raschele A. Hauber
printed or typed name of notary public



RASCHELE A. HAUBER
Notary Public, State of Ohio
My Commission Expires
March 23, 2022

My Commission Expires: 03-23-2020

Sarah Wooley Merritt (SEAL)
Sarah Wooley Merritt

John Stanford Merritt (SEAL)
John Stanford Merritt

State of North Carolina, County of Mecklenburg

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:
Sarah Wooley Merritt and John Stanford Merritt

Date: 05/05/2020

DANIEL PIURKOWSKY
Notary Public
Cabarrus County, North Carolina
My Commission Exp. Jan 10, 2024

Daniel Piurkowski
Notary Public

Daniel Piurkowski
printed or typed name of notary public

My Commission Expires: 01/10/2024

Erin Brady Rega (SEAL)
Erin Brady Rega, individually and as
Administrator of the Estate of Carol Jean Wooley

Vincent Anthony Rega (SEAL)
Vincent Anthony Rega

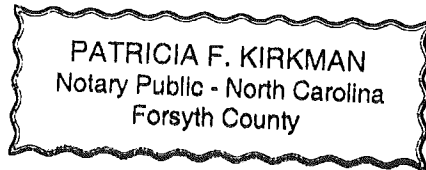
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:
**Erin Brady Rega, in her individual capacity and as Administrator of the Estate of Carol Jean Wooley;
and Vincent Anthony Rega**

Date: 5-6-2020

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5-29-24