

2020033643 00134

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$125.00

PRESENTED & RECORDED
08/06/2020 01:44:45 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3542

PG: 4241 - 4243

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$125.00

Parcel Identifier No.: 6827-48-3094 (Block 3485, Lot 001)

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

Mail tax bills to Grantee: 3213 Seaborn Drive, Mount Pleasant, SC 29466

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: Lot 1 & 2, Mrs. Ida Styers property

THIS DEED, made this the 3rd day of August, 2020, by and **between Kelly W. McQueen, III and wife, Sandra H. McQueen** (mailing address: 6587 Derby Lane NW, Concord, NC 28027), hereinafter collectively referred to as **Grantor**; and, **Kyle W. Lang, unmarried** (mailing address: 3213 Seaborn Drive, Mount Pleasant, SC 29466), hereinafter referred to as **Grantee**.

WITNESSETH:

WHEREAS, Kelly William McQueen, Jr., widower (hereinafter referred to as the "Decedent") died intestate on October 13, 2018 seized of the real property described below in fee simple, and the Estate of the Decedent was duly administered in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 18 E 2536; and,

WHEREAS, Lillian Carter McQueen held title together with her spouse, the Decedent, until her death on July 17, 2017; and,

WHEREAS, at the time of her death, Lillian Carter McQueen had no children or other surviving issue and her husband, the Decedent, was her sole heir and, therefore, title to the property described herein vested solely in the Decedent; and,

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:

Being known and designated as Lot Numbers 1 & 2, as shown on the map of the property of MRS. IDA STYERS, as recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 6, Page 218, to which reference is hereby made for a more complete description.

Property Address: 4805 Indiana Avenue, Winston-Salem, NC 27106

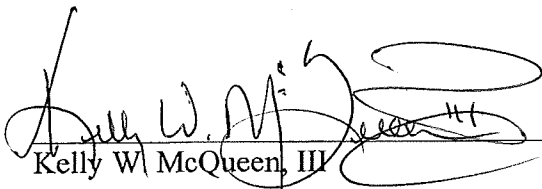
The property conveyed hereby does not include the primary residence of the Grantor(s).

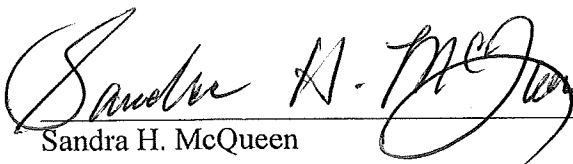
The property hereinabove described was acquired by the Decedent by instruments recorded in Book 758, Page 214, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (18 E 2536).

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.

 (SEAL)
Kelly W. McQueen, III

 (SEAL)
Sandra H. McQueen

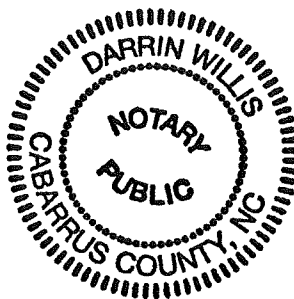
State of North Carolina, County of Cabarrus

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:
Kelly W. McQueen, III and Sandra H. McQueen

Date: 8/3/2020

D. Willis
Notary Public

Darrin Willis
printed or typed name of notary public



My Commission Expires: 11-24-2024