

2021029520 00154

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

\$280.00

PRESENTED & RECORDED

06/03/2021 02:07:48 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3615

PG: 318 - 321

NORTH CAROLINA)

)

DEED

FORSYTH COUNTY)

Mail Deed to: 1404 Waughtown Street, Winston-Salem, NC 27107

Mail future tax bills to: 1404 Waughtown, Winston-Salem, NC 27107

Revenue Stamps: \$ 280.00

Parcel Identification Number: 6844-35-0944.000

This Deed was prepared by: Thomas G. Jacobs, Attorney

THIS DEED is made this 2nd day of June, 2021, by and between **Sharon Flowers Edwards**, duly appointed **Executor of the Estate of Doris Hartman Flowers aka Doris Flowers**, Grantor, and **Jonathan Will and wife, Abigail Will**, Grantee. (Hereinafter, the designated "Grantor" and "Grantee" shall include the said parties as above designated, their heirs, successors, and assigns, unless otherwise stated, and the designation of "Grantor" and "Grantee" shall include the singular, plural, masculine and feminine or neuter as required by context.)

WHEREAS Sharon Flowers Edwards, is the duly qualified Executor of the Estate of Doris Hartman Flowers aka Doris Flowers, having been duly qualified by the Clerk of Superior Court of Forsyth County, North Carolina on the April 15, 2021, in that estate entitled "The Estate of Doris Harman Flowers aka Doris Flowers, 21 E 710, Forsyth County, North Carolina.

WHEREAS the Will directed the Executor to sell the property and disburse the proceeds.

WITNESSETH, that the Grantor for a valuable consideration of one dollar, paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot,

Submitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WITNESSETH, that the Grantor for a valuable consideration of one dollar, paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot, situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit A

The above described lot was conveyed to Doris Hartman Flowers, Deed recorded in Book 1029, Page 833, Forsyth County Registry.

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

The Grantor Sharon Flowers Edwards as Executor of the Estate of Doris Hartman Flowers aka Doris Flowers covenants with the Grantees, that, she, the said Executor, has not done or caused to be done any act that would create an existing encumbrance or lien against the premises or that would otherwise impair title to the premises and is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that they will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions: all easements, rights of ways, restrictive covenants, or record, if any, and ad valorem taxes for the year 2021 which shall be prorated as of the date of closing.

IN WITNESS WHEREOF the Grantor has set her hand and seal, the day and year first above written.

Sharon Flowers Edwards Exec (SEAL)
Sharon Flowers Edwards duly appointed Executor of the
Estate of Doris Hartman Flowers aka Doris Flowers

STATE OF NORTH CAROLINA County of FORSYTH
I, THOMAS G. JACOBS a Notary Public of FORSYTH County,
State aforesaid, certify that Sharon Flowers Edwards, duly appointed
Executor of the Estate of Doris Hartman Flowers aka Doris
Flowers Grantor(s), either being personally known to me or proven by
satisfactory evidence, acknowledged to me that he/she voluntarily signed the
foregoing document for the purpose stated therein and in the capacity
indicated.

SEAL - STAMP

THOMAS G. JACOBS
Notary Public, North Carolina
Forsyth County
My Commission Expires
January 21, 2024

WITNESS my hand and official stamp or seal this 2 day of JUNE
2021.

Thomas G. Jacobs
Notary Public

My commission expires: 1/21/2024

"Exhibit A"

BEGINNING at an iron on the south side of Waughtown Street, said iron being located 88.3 feet, more or less, east of the southeast intersection of Sunshine Avenue and Waughtown Street, running thence with the south margin of Waughtown Street Northeastwardly 95.7 feet to an iron; thence South $1^{\circ} 15'$ West 167.5 feet to an iron; thence North $89^{\circ} 45'$ West 95.7 feet to an iron; said iron being located at the northeast corner of a lot now or formerly owned by Smith also being the southeast corner of a lot now or formerly owned by Woods; thence with Woods' east line North $1^{\circ} 15'$ East 167.5 feet to the Place of BEGINNING and being the eastern portion of a lot conveyed to D. A. Priddy and wife, Nonie Priddy, by deed recorded in Deed Book 577 at page 132 of the Forsyth County Registry. Also being known as Block 1830, Lot 109E on the tax maps of Forsyth County, North Carolina.