


**2021055423 00249**

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$140.00**

 PRESENTED & RECORDED  
 10-08-2021 04:04:56 PM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: CHELSEA B POLLOCK, DP1Y

**BK: RE 3646**  
**PG: 4384-4386**

 Prepared by: Wesley Bailey, Attorney **605-83**

After Recording Return To: Grantee: 335 West Harson Street, Winston-Salem, NC 27127

Grantor's Address: PO Box 52, Winston-Salem, NC 27102

Revenue Stamps \$140.00

 NORTH CAROLINA       )  
                                       )  
 FORSYTH COUNTY       )

**EXECUTOR'S DEED**

This Deed, made this **8<sup>th</sup>** day of October, 2021, by Wesley Bailey as Executor of the Estate of William O. Lancaster, Jr., herein "Grantor", to Christine Federico, herein "Grantee";

WITNESSETH:

THAT WHEREAS, William O. Lancaster, Jr. died testate on June 12, 2021, and his Will dated June 11, 2014 was duly probated in the Superior Court of Forsyth County and appear, together with the probate proceedings thereon, in the Office of the Clerk of Superior Court of Forsyth County in Estate File 21E1477, to which reference is hereby made; and

WHEREAS, the said Wesley Bailey is the appointed and acting Executor under the Will of William O. Lancaster, Jr., and is now engaged in the administration of said Estate set forth therein; and

WHEREAS, the real property known as 2443 Stockton Street, Winston-Salem, NC 27127, more specifically described hereafter, is a part of the Estate of William O. Lancaster, Jr.; and

WHEREAS, the said Estate of William O. Lancaster, Jr. entered into a Purchase and Sale Contract with Christine Federico dated September 17, 2021 for the real property known as 2443 Stockton Street, Winston-Salem, NC 27127; and

WHEREAS, the said Executor has made provisions for the payment of all administration expenses, debts and costs of the Estate; and

WHEREAS, there are no estate and inheritance taxes due on said Estate.

NOW, THEREFORE, the party of the first part as Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does, in accordance with the Purchase and Sale Contract dated September 17, 2021, hereby transfer and convey unto Christine Federico in fee simple all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

Address: 2443 Stockton Street  
Pin No.: 6834-45-3559

SEE ATTACHED EXHIBIT A

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, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And the said Grantor, acting as Executor, does hereby covenant that he has not placed or suffered to be placed any presently existing lien or encumbrance on said premises and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his said office as Executor and no further. Title to the property hereinabove described is subject to the following exceptions: Save and except easements, rights of way and restrictions on subject property and ad valorem taxes hereafter becoming due and payable.

IN TESTIMONY WHEREOF, the Grantor as above set forth, has hereunto set his hand and seal the day and year first above written on the following page.

Estate of William O. Lancaster, Jr.

By: Wesley Bailey, Executor (SEAL)  
Wesley Bailey, Executor

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NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Wesley Bailey, Executor of the Estate of William O. Lancaster, Jr.

This the 8<sup>th</sup> day of October, 2021.

John W. Komenf  
Notary Public

My Commission Expires: 01.19.2023

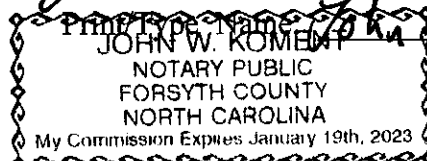


Exhibit "A"

Lot number 174, fronting 50 feet on the east side of Stockton Street, corner of Brookline and Stockton Streets, and of that width extending eastwardly 150 feet to a 15- foot alley, as shown by the map of Central Terrace Company, recorded in the office of the Register of Deeds of Forsyth County, N.C. in Book 108, page 556.