

2021060039 00154

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

\$500.00

PRESENTED & RECORDED
11/02/2021 12:53:19 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY

BK: RE 3652

PG: 3595 - 3597

Drafted By: Freedman Thompson Witt Ceberio &
Byrd, PLLC
Bryan C. Thompson, Esq.

RECORDING TIME

This instrument prepared by Bryan C. Thompson, 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.

PROBATE AND FILING FEE \$ _____ PAID

No Title Search by Drafting Attorney

\$500.00 EXCISE TAX

PIN #: 6815-16-3487

Property Address: 3900 King Arthur Court, Winston-Salem, NC 27104.

Mail after recording and future tax bills to: Grantee at 3900 King Arthur Court, Winston-Salem, NC 27104.

NORTH CAROLINA LIMITED WARRANTY DEED

THIS DEED made this 27th day of October, 2021, by and between

GRANTOR

Sue Ellen Moss and Danny O. Billings, Co-
Executors of the Estate of Ellen S. Billings,
Deceased
1230 Castlegate Court
Winston-Salem, NC 27103

GRANTEE

Michael Caminiti and wife,
Sandra Caminiti
3900 King Arthur Court
Winston-Salem, NC 27104

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH

WHEREAS, the Grantors are the duly qualified Co-Executors of the Estate of Ellen S. Billings, Deceased, having qualified as such on the 9th day of February, 2021 (See 21 E 284); and

WHEREAS, the Last Will and Testament of Ellen S. Billings, which was probated by the Forsyth County Clerk of Superior Court on February 2, 2021, provides the fiduciaries of her Estate with the power and authority to sell her real property and further directs that said real property be sold by her Executors and the proceeds therefrom be added to her Estate; and

NOW, THEREFORE, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them paid by the Grantee, the receipt of which is hereby acknowledged, the Grantors have and by these presents does grant, bargain, sell and convey unto the Grantee, their heirs and /or successors and assigns, that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee. Grantors covenants with the Grantee, that Grantors have done nothing to impair such title as Grantors received and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, through, under or on account of Grantors as Co-Executors of the Estate of Ellen S. Billings, insofar as it is their duty to do so by virtue of their office as Co-Executors of such Estate, and no further. Save and except easements, restrictions, and rights of way as appear of record.

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

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

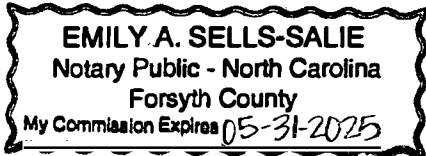
Sue Ellen Moss
Sue Ellen Moss, Co-Executor of the Estate
of Ellen S. Billings, Deceased

Danny O. Billings
Danny O. Billings, Co-Executor of the Estate
Of Ellen S. Billings, Deceased

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Emily A. Sells-Salie, a Notary Public of Forsyth County,
North Carolina, do hereby certify that Sue Ellen Moss, Co-Executor of the Estate of Ellen S. Billings, Deceased,
personally appeared before me this day and acknowledged to me that she voluntarily signed the foregoing document
for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 27th day of October, 2021.



(Seal/Stamp)

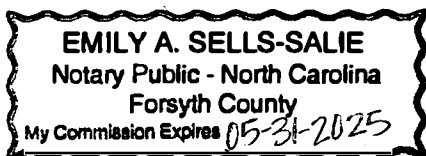
Emily A. Sells-Salie
Emily A. Sells-Salie, Notary Public

My commission expires: 05-31-2025

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Emily A. Sells-Salie, a Notary Public of Forsyth County,
North Carolina, do hereby certify that Danny O. Billings, Co-Executor of the Estate of Ellen S. Billings, Deceased,
personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for
the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 27th day of October, 2021.



(Seal/Stamp)

Emily A. Sells-Salie
Emily A. Sells-Salie, Notary Public

My commission expires: 05-31-2025

Exhibit A

BEING known and designated as Lot No. 12, as shown on the Map of Crestwood Place, same bring of record in Plat Book 17 at Page 204, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description.