

2022013503 00212

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$1105.00
 PRESENTED & RECORDED
 03/21/2022 03:39:47 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
 BK: RE 3683 PG: 955 - 957

Mail deed and tax bills to Grantee: **214 Cokesbury Drive, Kernersville, NC 27284**

Prepared by: N. Alan Bennett, a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector
 upon disbursement of closing proceeds.
 Thomas and Bennett, Attorneys, 116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$1,105.00

Brief description: **Lot 17, Asbury Forest**

GENERAL WARRANTY DEED

THIS DEED made this 9th day of March, 2022, by and between:

<p>GRANTOR:</p> <p>BRIAN DANIEL BARKER, (unmarried), Individually and as Executor of the Estate of Patricia Elkins Barker</p> <p>Grantor address: 150 O'Farrell Street Winston-Salem, NC 27107</p>	<p>GRANTEE:</p> <p>GARY V. HALL, SR. and wife, APRIL M. HALL</p> <p>Grantee address: 214 Cokesbury Drive Kernersville, NC 27284</p>
<p>The property conveyed does include the primary residence of the Grantor.</p>	

WITNESSETH

That 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:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **214 Cokesbury Drive, Kernersville, NC 27284**

Title History: See Exhibit A

submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

Brian Daniel Barker, Executor of the Estate of Patricia Elkins Barker, does hereby covenant that he has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Executor of the Estate of Patricia Elkins Barker insofar as it is his duty to do so by virtue of his office as Executor, but no further.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Brian Daniel Barker

(Seal)

Brian Daniel Barker, (unmarried), Individually and as Executor of the Estate of Patricia Elkins Barker

North Carolina, Forsyth County

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 therein and in the capacity indicated:

Brian Daniel Barker

March 9, 2022

Place notary seal below this line:

Marjorie S. McLaughlin
Notary Public - Marjorie S. McLaughlin

My Commission Expires: February 12, 2025

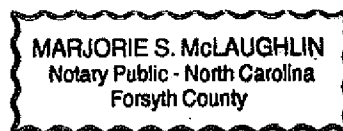


EXHIBIT A

Gary V. Hall, Sr. and wife April M. Hall
Lot 17, Asbury Forest
214 Cokesbury Drive

Property Description:

BEING KNOWN AND DESIGNATED as **Lot 17 of Asbury Forest**, as shown on a map and plat of same which is recorded in **Plat Book 26, Page 168**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This is the same property as described in Book 2094, Book 2260 and Book 3622, Page 3553, Forsyth County Registry and is designated as Tax PIN 6876-68-3193.00 (Block 5345B, Lot 017) on the Forsyth County tax maps.

Title History:

Ronald Nathan Barker and wife, Patricia Elkins Barker acquired this property by the deed recorded on November 19, 1999 in Book 2094, Page 2260, Forsyth County Registry.

Ronald Nathan Barker died on October 29, 2019.

Patricia Elkins Barker died testate on November 15, 2020 and her estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #21-E-260. Brian Daniel Barker qualified as Executor on February 10, 2021. The Will of Patricia E. Barker devised this property to her son, Brian Daniel Barker. The Notice to Creditors has been published and the date for which claims were to be presented was May 20, 2021. This Estate is still open.