

2023004519 00180

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
02/10/2023 04:45:56 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3740
PG: 1112 - 1114

Drafted By: Debra Ragin Jessup, Esq.
No Title Search Requested Or Performed By Drafting Attorney

Parcel No.: 6835-80-2854
Property Address: 1529 Fitch Street, Winston-Salem, NC 27107
Return after recording to Grantee at: 8210 Mosstree Ct., Arlington Texas, 76001
Mail future tax bills to Grantee at: 8210 Mosstree Ct., Arlington, Texas 76001

Excise Tax: \$0.00

STATE OF NORTH CAROLINA)
)
)
)
FORSYTH COUNTY)

**ADMINISTRATOR'S LIMITED
WARRANTY DEED**

THIS DEED made this 10th day of February, 2023, by and between Alfreda Coleman Chandler, Administrator of the Estate of Allen Sylvester Coleman, hereinafter referred to as GRANTOR; and Alfreda Coleman Chandler, hereinafter referred to as GRANTEE:

W I T N E S S E T H:

WHEREAS, Allen Sylvester Coleman died intestate on April 27, 2022, as a resident of Forsyth County, State of North Carolina; and

WHEREAS, Alfreda Coleman Chandler, GRANTOR hereinabove, named has been duly qualified as the Administrator of the Estate of Allen Sylvester Coleman (Estate File No. 2022 E 1267); and

WHEREAS, Alfreda Coleman Chandler is the only intestate heir of Allen Sylvester Coleman.

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, being more particularly described as follows:

BEGINNING at an iron stake on the north side of Fitch Street: beginning at the southeast corner of Lot No. 319, running thence eastwardly along the north side of Fitch Street 50 feet to a stake and of that width extending northwardly between parallel line 110 feet to the south line of Lots Nos. 381 and 382, being Lots Nos. 317 and 318 on map of Columbia Heights as recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in the Plat Book 4, page 177.

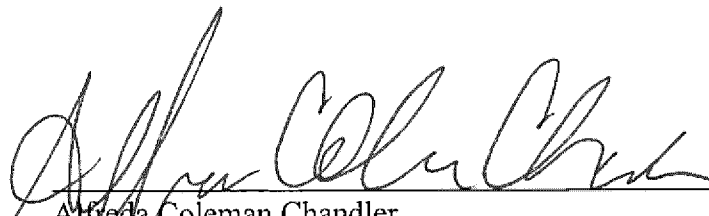
Also known as Lots Nos. 317 and 318 in Block 1422 on the Forsyth County Tax Map.

TO HAVE AND TO HOLD said interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, her heirs and/or successors and assigns in fee simple.

And the GRANTOR, Alfreda Coleman Chandler, Administrator of the Estate of Allen Sylvester Coleman, does hereby covenant that she has not placed nor suffered to be placed any presently existing liens or encumbrances against said premises and that she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of the GRANTOR, as Administrator of the Estate of Allen Sylvester Coleman, insofar as it is her duty to do so by virtue of her office as Administrator, but no further.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

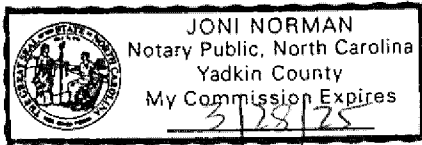
IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand and seal, the day and year first above written.

 (SEAL)
Alfreda Coleman Chandler,
Administrator of the Estate of Allen Sylvester Coleman

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Joni Norman, Notary Public of Yadkin County, North Carolina, do hereby certify that Alfreda Coleman Chandler, Administrator, of the Estate of Allen Sylvester Coleman, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 10th day of February, 2023.



(SEAL)

Joni Norman
Notary Public

My Commission Expires: 3-28-25