



2023005260 00168

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-17-2023 03:33:34 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3741

PG: 524-525

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: No Taxable Consideration

NO TITLE SEARCH/NO CLOSING

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2023.

BY:

Mail/Box to: GRANTEE @ SEE ADDRESS BELOW *original to*This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045

Brief description for the index: Lot 168 on the revised map of EASTON; Plat Book 14, page 23(4)

THIS DEED made this the 25th day of January, 2023, by and between:

GRANTOR	GRANTEE
BOBBY L. MIDDLETON, Executor of the Estate of BETTY L. MIDDLETON 257 Trinity Church Road King, NC 27021	BOBBY L. MIDDLETON, widower 257 Trinity Church Road King, NC 27021

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, 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:

Being Lot 168 on the revised map of EASTON, as recorded in Plat Book 14, page 23(4) in the Forsyth County Registry, to which reference is made for a more particular description.

PROPERTY ADDRESS: 1005 William Street, Winston-Salem, NC 27107
FORSYTH CO. TAX PIN#: 6843-09-6809.000

As per NCGS § 105-317.2 the foregoing property DOES ☐ DOES NOT ☒ include the primary residence of the Grantor(s).

The property herein above-described was acquired by Grantor in Deed Book 1943, at Page 4543.
A map showing the above-described property is recorded in Plat Book 14, at Page 23(4).

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, other than the following exceptions:

Any Easements, Right-of-Ways and/or Restrictions of Record, and Future Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Bobby L. Middleton (SEAL)
BOBBY L. MIDDLETON, Executor of the Estate of
BETTY L. MIDDLETON

<p>Seal-Stamp</p> <div data-bbox="299 1072 712 1219" style="border: 1px solid black; padding: 5px; text-align: center;"> KAREN S. BRANSCOME Notary Public Stokes County, NC My Commission Expires <u>4-15-2023</u> </div>	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that BOBBY L. MIDDLETON, Executor of the Estate of BETTY L. MIDDLETON personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>17th</u> day of <u>February</u>, 2023.</p> <p><u>Karen S. Branscome</u> Notary Public</p> <p>My Commission Expires: <u>4-15-2023</u></p>
---	--