

2023005449 00057

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 02/21/2023 11:37:09 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3741
PG: 1288 - 1291

Excise Tax: NTC

This instrument was prepared: Chloe A. Williams, Esq., Womble Bond Dickinson (US) LLP
 One West Fourth Street, Winston-Salem, NC 27101

Return to: Grantee

Brief description for the Index: 807 S. Main Street
 The property conveyed does not include the primary personal residence of the Grantor.
 Parcel Identifier No.: 6835-32-2230.000

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 17th day of February, 2023, by and between

GRANTOR	GRANTEE
<p>Wells Fargo Bank, National Association (formerly Wachovia Bank, N.A.), as Executor under the Will of Anthony L. Furr</p>	<p>Andrew Tate Furr, with respect to a 50.00% undivided interest in the Property as a Tenant in Common;</p>
<p>c/o Wayne T. Barbour, Jr. 100 N. Main Street Winston-Salem, NC 27101</p>	<p>and</p> <p>Amanda Suzann Furr Smith, with respect to a 50.00% undivided interest in the Property as a Tenant in Common</p>
	<p>c/o Andrew Tate Furr 1507 Forest Hill Drive Greensboro, NC 27410</p>

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, this deed represents the conveyance of the Property (as defined below) from Wells Fargo Bank, National Association (formerly Wachovia Bank, N.A.), in its capacity as Executor

under the Will of Anthony L. Furr, to Andrew Tate Furr and Amanda Suzann Furr Smith, as tenants in common, under the Will of Anthony L. Furr; and

WITNESSETH, Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee as Tenants in Common the undivided interests set forth above, in fee simple, all of Grantor's interest in that certain lot or parcel of land situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY REFERENCE.

Grantor acquired its interest in the Property pursuant to that certain deed recorded in Book 1712, Page 1995, Forsyth County Registry. See Estate File No. 23 E 2740 in the office of the Clerk of Superior Court of Forsyth County.

TO HAVE AND TO HOLD the aforesaid Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, the Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated. Title to the Property hereinabove described is subject to the following exceptions:

Subject to easements, conditions, rights of way, restrictive covenants and reservations of record, and ad valorem taxes for the year 2023 and subsequent years.

[SIGNATURE PAGE TO FOLLOW]

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

GRANTOR:

Wells Fargo Bank, National Association, as Executor
under the Will of Anthony L. Furr

By: [Signature] (SEAL)
Name: WAYNE T. BARBOUR, JR.
Title: AVP-WEB

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that the following person personally appeared before me this day, and acknowledged to me that she signed the foregoing instrument for the purpose stated therein and in the capacity indicated:

Wayne T. Barbour, Jr. as AVP of Wells Fargo Bank, National Association, as Executor
under Will of Anthony L. Furr.

Date: Feb. 17th, 2023

[Signature]
(official signature of Notary)
Enrice A. Funez-Ruiz Notary Public
(Notary's printed or typed name)

My commission expires: Nov-21, 2026.

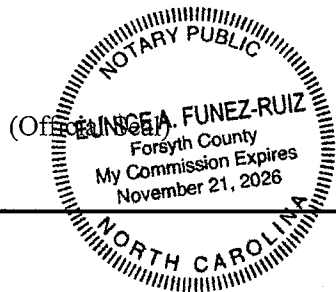


EXHIBIT "A"TRACT ONE:

BEGINNING at a point on wall in the Eastern right of way line of South Main Street, said iron stake being North 5 degs. 25' West 101 feet from the Northeast intersection of Walnut Street and South Church Street, and running thence along the Eastern right of way line of South Main Street North 5 degs. 25' West 101.03 feet to an iron stake; thence North 84 degs. 05' East 80 feet to an iron stake; thence South 5 degs. 25' East 101.03 feet to a point; thence South 84 degs. 05' West 80 feet to the point and place of Beginning, same being all of that lot described in Deed Book 1041, Page 442, and the Southernmost portion of that lot described in Deed Book 1010, Page 857, in the Office of the Register of Deeds, Forsyth County, North Carolina.

TRACT TWO:

BEGINNING at an iron stake in the Western right of way line of South Church Street, said iron stake being North 5 degs. 03' 20" West 108.7 feet from the Northwest intersection of Walnut Street and South Church Street, and running thence along the North line of an alley South 84 degs. 16' 40" West 83.28 feet to an iron stake; thence along the East line of said alley North 05 degs. 59' West 50 feet to an iron stake; thence North 84 degs. 13' 30" East 84.09 feet to a point (0.02 feet from an iron) in the Western right of way line of South Church Street; thence along the Western right of way line of South Church Street South 5 degs. 03' 20" East 50.08 feet to the point and place of Beginning, same being that same lot described in Deed Book 959, Page 591, in the Office of the Register of Deeds, Forsyth County, North Carolina.

The two above described tract or lots were surveyed by Daniel W. Donathan, R.L.S. dated March 20, 1991.

Also being the same and identical property as described in Deed Book 1304, Page 443, F.C.R.