

**2023005631 00053**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$420.00**

PRESENTED & RECORDED  
 02/22/2023 12:12:00 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3741**  
**PG: 2320 - 2322**

Mail deed and tax bills to Grantee: **9413 White Tail Trail, 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: **\$420.00**

Brief description: **Lot 3, Sedge Lake Garden, Section One**

**GENERAL WARRANTY DEED**

THIS DEED made this 22<sup>nd</sup> day of February, 2023, by and between:

<p><b>GRANTOR:</b></p> <p><b>SONYA J. WATTS (aka Sonya Durham Watts)</b>  <b>(unmarried), Individually and as Executor of</b>  <b>the Estate of Ellen S. Miles</b>  <b>(aka Ellen Patricia Smith Miles)</b></p> <p>Grantor address:          5115 Vista Lindo Court          Winston-Salem, NC 27101</p>	<p><b>GRANTEE:</b></p> <p><b>R.P.P. DIVERSIFIED, INC.,</b>  <b>a North Carolina limited liability company</b></p> <p>Grantee address:          9413 White Tail Trail          Kernersville, NC 27284</p>
<p>The property conveyed does not 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: **1623 Jubilee Trail, 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.

Sonya J. Watts, Executor of the Estate of Ellen S. Miles (aka Ellen Patricia Smith Miles), does hereby covenant that she has not placed or suffered to be placed any presently existing liens or encumbrances on 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 her as Executor of the Estate of Ellen S. Miles (aka Ellen Patricia Smith Miles), insofar as it is her duty to do so by virtue of her 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.

*Sonya J. Watts* \_\_\_\_\_ (Seal)  
**Sonya J. Watts (aka Sonya Durham Watts) (unmarried) Individually and as Executor of the Estate of Ellen S. Miles (aka Ellen Patricia Smith Miles)**

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:

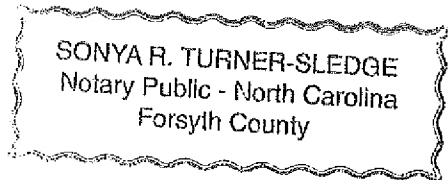
**Sonya J. Watts**

February 22, 2023

Place notary seal below this line:

*Sonya R. Turner-Sledge*  
\_\_\_\_\_  
Notary Public – Sonya R. Turner-Sledge

My Commission Expires: August 3, 2025



**EXHIBIT A**

**R.P.P. Diversified, Inc.  
Lot 3, Sedge Lake Garden, Section One  
1623 Jubilee Trail**

**Property Description:**

BEING KNOWN AND DESIGNATED as **Lot 3 of Sedge Lake Garden, Section One**, a plat of which is recorded in **Plat Book 32, Page 2**, 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 3047, Page 1431, Forsyth County Registry and is designated as Tax PIN 6864-79-2774.00 (Block 5641E, Lot 003) on the Forsyth County tax maps.

**Title History:**

James W. Miles and wife, Ellen S. Miles acquired this property by deed recorded March 2, 2012 in Book 3047, Page 1431, Forsyth County Registry.

James W. Miles (aka James William Miles) died on October 12, 2019.

Ellen S. Miles (aka Ellen Patricia Smith Miles) died testate on November 29, 2020 and her estate is currently being administered through the Forsyth County Clerk of Courts office in CSC File #22-E-2306. Sonya J. Watts qualified as Executor on December 6, 2022. The Will of Ellen S. Miles devised this property to her daughter, Sonya Durham Watts. The Notice to Creditors has been published and the date which claims are to be presented is March 15, 2023. This Estate is currently open and still being administered.