



2023008734 00143

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$120.00

PRESENTED & RECORDED
03-20-2023 03:41:40 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3745
PG: 731-732

Do not write above this line

Parcel ID: 6823-89-8872

Drafted By: R. Kenneth Babb, Attorney

Property Address: 1901 Brewer Road, Winston-Salem, NC 27127

After recording:

Mail future tax bills to: Sydney R. Altizer, 202 Madison Avenue S, Pulaski, VA 24301

*Excise stamps - \$120.00
Babb*

EXECUTOR'S DEEDTHIS DEED made this 20 day of March, 2023, by and between

GRANTOR

Marshall Edwin Rowell, Executor
Estate of Louise W. Coe

GRANTEE

Sydney R. Altizer, Fee Simple Interest
Gwendolyn Rowell Segraves, Life Estate

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.

WHEREAS, Louise W. Coe died July 13, 2020, and Marshall Edwin Rowell was appointed by the Clerk of Superior Court of Forsyth County, North Carolina as Executor of the estate of Louise W. Coe on August 11, 2020; and WHEREAS, the Will of Louise W. Coe dated September 28, 2005 appears of record in estate file 20 E 1351 in the Office of the Clerk of Superior Court of Forsyth County, NC, and, by the provisions of Article III thereof, said Executor was directed and authorized to liquidate the real estate described below.

NOW, THEREFORE, the Grantor, in consideration of (\$10.00 & OVC) Ten Dollars and other valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged and pursuant to the provisions of Article III of the Will of Louise W. Coe has and by these presents does convey unto the Grantee Sydney R. Altizer in fee simple, subject to a life estate hereby granted to Gwendolyn Rowell Segraves, all that certain lot or parcel of land in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot Number 1 as shown on the Map showing property of Irvin J. Hege, (Revised), as recorded in Plat Book 21, page 11, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

BEING INFORMALLY KNOWN as Tax Lot 101, Block 3851, and being located at 1901 Brewer Road, Winston-Salem, N.C. 27107. PIN: 6823-89-8872.00

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee Sydney R. Altizer in fee simple subject always however, to the life estate which the grantor does grant to Gwendolyn Rowell Segraves during her lifetime, of the right to use, occupy, possess, and enjoy, the said premises. And the Grantor 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 same against the lawful claims of all persons claiming by, through, under or on account of the office as Executor of the estate of Louise W. Coe, but no further. The Grantor affirms that the real estate described herein is not needed by said Grantor as Executor for the payment of debts, administration costs or taxes.

Original to: JEFF WOOD

IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

Marshall Edwin Rowell (seal)
Estate of Louise W. Coe
By: Marshall Edwin Rowell Executor

STATE OF NORTH CAROLINA - Forsyth County

I, Carolyn D. Warren, a Notary Public of Forsyth County, NC, do hereby certify that
Marshall Edwin Rowell Executor of the estate of Louise W. Coe
personally appeared before me this day and acknowledged the execution of the foregoing deed of
conveyance. Witness my hand and notarial seal this the 20 day of March, 2023.
My commission expires : February 22, 2028. Carolyn D. Warren
Notary Public

SEAL / STAMP

