

2023010392 00234FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED

03/31/2023 04:49:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3747

PG: 1052 - 1054

This instrument prepared by Matthew S. Cheney, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds, if applicable.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identification No. 6828-93-4744.000 Verified by _____ County on the _____ day
of _____, 20____

By: Brock & ScottMail/Box to: GRANTEE

This instrument was prepared by: Brock & Scott, PLLC, 1315 Westbrook Plaza Drive, Suite 100, Winston
Salem, NC 27103

Brief description for the Index: 1.721 acres and 0.714 acres, more or less, Oak Summit RoadPROPERTY ADDRESS: 332 Oak Summit Road, Winston-Salem, NC 27105

THIS DEED made this 31st day of March, 2023, by and between

GRANTOR	GRANTEE
<p>HOWARD GRAY HAMM and wife, JANICE HAMM; and</p> <p>HOWARD GRAY HAMM, EXECUTOR of the ESTATE OF MARTHA VERONA SHELTON HAMM (aka MARTHA VERONA HAMM JOHNSON)</p>	<p>YOUSUF LACEQI AHMED and wife, LIETER CONCEPCION</p>
<p>Mailing Address: 1040 Meghan Lane, King, NC 27021</p>	<p>Mailing address: 332 Oak Summit Road, Winston-Salem, NC 27105</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, 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:

submitted electronically by "Brock & Scott, PLLC FC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Tract 1:

BEGINNING at an iron stake in the southern right of way line of Oak Summit Road, 30 feet from its center, said beginning point also being the northeast corner of property of Walter Stoltz and wife, recorded in Deed Book 1713, page 1851 and running thence from said beginning line South 81 degrees 45 minutes 35 seconds East 200 feet to an iron stake, a new corner; thence South 08 degrees 14 minutes 25 seconds West 398.53 feet to an iron stake, a new corner; thence with a new line North 81 degrees 57 minutes 03 seconds West 175.75 feet to an iron stake; thence with the eastern boundary of Walter Stoltz, North 04 degrees 45 minutes 43 seconds East 399.82 feet to an iron stake, the point in place of **BEGINNING**, containing 1.721 acres, more or less as shown on a survey prepared by Joseph E. Franklin, dated September 5, 1991, and being a portion of Tax Lot 6P, Tax Map Block 2994, Tax Map Number 624882, Forsyth County.

Tract 2:

BEGINNING at an existing iron pipe in the southern right of way line of Oak Summit Road, 30 feet from its center, said beginning point also being the northeast corner of the property of Roy D. Love and wife recorded in Deed Book 1726, Page 466, Forsyth County Registry and running thence from said beginning line South 08 degrees 14 minutes 25 seconds W 398.53 feet to an existing iron pipe, the southeast corner of the Roy D. Love property; thence along the southern line of the Roy D. Love property N 81 degrees 57 minutes 03 seconds West 175.75 feet to an existing iron pipe, the southwest corner of the Roy D. Love property; thence along a new line South 04 degrees 45 minutes 43 seconds West 50.00 feet to a new iron pipe; thence South 81 degrees 57 minutes 03 seconds East 22.72 feet to a new iron pipe, the southeast corner of the within described track; thence North 08 degrees 14 minutes 25 seconds East 448.28 feet to a new iron pipe in the southern right of way line of Oak Summit Road, 30 feet from its center; thence along the southern right of way line of Oak Summit Road North 81 degrees 45 minutes 35 seconds W 50.00 feet to the point in place of beginning, containing 0.714 of an acre, more or less, according to a survey prepared by Joseph E. Franklin Surveying Company, RLS, L-865, dated May 4, 1992, and being a portion of Tax Lot 6R, Block 2994, of Forsyth County.

Being that same property conveyed to Martha Verona Hamm Johnson by Quitclaim Deed from Martha Verona Hamm Love n/k/a Martha Verona Hamm Johnson dated 12/27/2006 and recorded on 01/31/2007 in Book 2727, Page 264, Forsyth County Registry. Martha Verona Hamm Johnson (aka Martha Verona Shelton Hamm) died testate on 01/16/2022 with her estate being duly probated in estate file 22E144 with the Clerk of Superior Court of Stokes County, North Carolina, with a certified copy of the will being filed in estate file 23E496 in the Office of the Clerk of Superior Court of Forsyth County, North Carolina.

Commonly known as 332 Oak Summit Road, Winston-Salem, NC 27105

Tax Parcel ID: 6828-93-4744.000


The property conveyed herein does ____ does not X include the primary residence of Grantor.

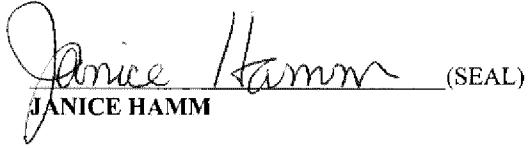
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

2023 ad valorem taxes and all covenants, conditions, restrictions, easements, and rights of way of record.

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

 (SEAL)
HOWARD GRAY HAMM, INDIVIDUALLY
and as the EXECUTOR of the ESTATE OF
MARTHA VERONA SHELTON HAMM
(aka **MARTHA VERONA HAMM JOHNSON**)


 (SEAL)
JANICE HAMM

State of North Carolina, County of Forsyth

I, Matthew S. Cheney, the undersigned Notary Public of Forsyth County and State aforesaid, certify that **HOWARD GRAY HAMM, INDIVIDUALLY and as the EXECUTOR of the ESTATE OF MARTHA VERONA SHELTON HAMM (aka MARTHA VERONA HAMM JOHNSON) and JANICE HAMM** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 31st day of March, 2023.

Matthew S Cheney
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires July 29, 2025



Notary Public
My Commission Expires: 7/29/2025