

**2023013942 00168**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 04/28/2023 03:07:28 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3751**  
**PG: 2203 - 2206**

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

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***NORTH CAROLINA CORRECTION SPECIAL WARRANTY DEED***

THIS DEED made this 28 day of April, 2023, by and between

GRANTOR	GRANTEE
<p><b>Wells Fargo Bank, National Association            (formerly Wachovia Bank, N.A.), as Executor            under the Will of Anthony L. Furr</b></p> <p>c/o Wayne T. Barbour, Jr.            100 N. Main Street - <i>D4401-110</i>            Winston-Salem, NC 27101</p>	<p><b>Andrew Tate Furr</b>, with respect to a 50.00% undivided interest in the Property as a Tenant in Common;</p> <p>and</p> <p><b>Amanda Suzann Furr Smith</b>, 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

Submitted electronically by "Womble Bond Dickinson (US) LLP"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 those certain lots or parcels 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, that certain resolution recorded in Book 1753, Page 2698, Forsyth County Registry, and that certain deed recorded in Book 1761, Page 835, 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.

The purpose of this Deed is to correct that certain Special Warranty Deed recorded in Book 3741, Page 1288, Forsyth County Registry, to include the complete legal description of all of the tracts owned by Grantor that Grantor is conveying to Grantee.

[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: W.T. Barbour, Jr. (SEAL)  
Name: WAYNE T. BARBOUR, JR.  
Title: AVP - WFB

STATE OF NORTH CAROLINA  
COUNTY OF Jackson

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

Date: 4/28, 2023

Shannon Clark  
(official signature of Notary)  
Shannon Clark, Notary Public  
(Notary's printed or typed name)

My commission expires: 06/13/2027



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.

Tract Three:

BEGINNING at an iron stake in the western right of way line of South Church Street, said iron stake being South 5° 03' 20" East 6.78 feet from an existing iron stake, the latter iron stake being the southeast corner of that lot deeded to Old Salem, Inc. by deed recorded in Deed Book 870 at Page 56 in the Office of the Register of Deeds of Forsyth County, North Carolina; and running thence from said beginning iron stake, along the western right of way line of South Church Street, South 5° 03' 20" East 43.22 feet to a point; thence along the northern boundary line of that real estate now or formerly owned by Frank Borden Hanes, Jr., et ux (see Deed Book 1304 at Page 443) South 84° 13' 30" West 84.09 feet to an iron stake, said iron stake being the northwest corner of that property now or formerly owned by Frank Borden Hanes, Jr., et ux; thence along the eastern right of way line of a closed alley North 5° 59' West 43.01 feet to a point; thence along a new line North 84° 05' East 84.79 feet to the point and place of beginning, same being a portion of that property conveyed to Old Salem, Inc. by deed recorded in Deed Book 1661 at Page 3422 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being that same property surveyed and platted by Thomas W. Joyce, R.L.S. on the 19th day of April, 1989, same being the major portion of Tax Lot 107, Tax Block 573 as set out upon the tax maps in the Office of the Forsyth County Tax Supervisor, as said maps are presently constituted.

Also all right, title and interest in and to that alley closed by the terms of that certain Resolution Ordering the Closing of an Eight-Foot Wide Alley Off South Church Street recorded in Book 1753 at Page 2698 in the Office of the Register of Deeds of Forsyth County, North Carolina.