

2023015723 00086
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 05-12-2023 12:08:11 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3753
PG: 2972-2973

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: NTC

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6386-92-6332.00

Mail after recording to: Wade & Kaplan, PLLC 211 W. Lexington Ave Suite 103 High-Point, NC 27262

This instrument was prepared by: Heather Nicolini Wade, Wade & Kaplan, PLLC (without benefit of title examination.).

THIS DEED made this 11th day of May, 2023 by and between

GRANTOR

Meisha N. Conrad, Executor of the Estate of Sylvia N. Conrad

Property Address: 2035 E. 14th Street, Winston-Salem, NC 27105

GRANTEE

Meisha N. Conrad, an individual

Mailing Address: 861 Shalimar Drive, Winston-Salem, NC 27107

Property Address: 2035 E. 14th Street, Winston-Salem, NC 27105

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 and more particularly described as follows:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and FRONTING 50 feet on the north side of 14th Street (formerly Mickey Street), and extending back North 200 feet to the south line of Lot No. 2; being 53 feet on rear of North line, and being in the East half of Lot No. 10, as designated on the Plat of Shady Mount Property, and for a more particular description of said lot reference is hereby made to said plat, recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Book 97, page 579.

Less and except for the 104.25 square feet deeded to the city of Winston-Salem on October 30, 1992, and recorded with the Register of Deeds of Forsyth County, North Carolina in Book 1761, Page 2413, and described as:

Original to: Heather Nicolini Wade

BEGINNING at an iron stake in the southwesterly corner of Lot 7, Tax Block 1119 and the northerly right-of-way line of Fourteenth Street; thence along said right-of-way line, South 87 deg 58 min 59 sec West, 50.02 feet to a point in the southeasterly corner of Lot 102, Tax Block 455; thence along the easterly line of said lot, North 01 deg 29 min 32 sec West, 1.94 feet to an iron stake, a new corner; thence crossing the Grantor along a new line which forms the new northerly right-of-way of Fourteenth Street; North 87 deg, 39 min 22 sec East, 50.03 feet, to an iron stake in the westerly line of aforesaid Lot 7, Tax Block 1119, a new corner; thence along said line, South 01 deg 29 min 32 sec East 2.23 feet to the **BEGINNING**. Containing 104.25 square feet.

The property hereinabove was acquired by the late Selena Hemphill Nichols on March 13, 1973 by instrument recorded in Book 1119, Page 967. Under the Last Will and Testament of Selena Hemphill Nichols, all real property she owned was devised to Sylvia N. Conrad. See Forsyth Estate File 17 E 2593. Under the Last Will and Testament of Sylvia N. Conrad (See Forsyth Estate File 22 E 1869), all real property is devised to Meisha N. Conrad.

A map showing the above-described property is recorded in Plat Book 97_, Page 59_, and referenced within this instrument.

The above-described property ☐ does ☒ does not include the primary residence of the 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions: RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, ANT TO AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Meisha N. Conrad, Executor (SEAL)
Meisha N. Conrad, Executor of the Estate of Sylvia N. Conrad, GRANTOR

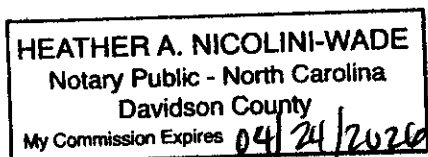
North Carolina

Guilford County

I, the undersigned notary public of Davidson County, certify as follows: (1) that Meisha N. Conrad, Executor of the Estate of Sylvia N. Conrad personally appeared before me this day; (2) that she acknowledged that she voluntarily signed the foregoing document; (3) that she signed for the purposes stated therein; and (4) I further certify that I have either (i) personal knowledge or (ii) satisfactory evidence of her identity.

Witness my hand and official stamp or seal, this the 11th day of May, 2023.

My commission Expires: April 24, 2026



Heather A. Nicolini-Wade
Printed Notary Name: Heather A. Nicolini-Wade