

2023015985 00128

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED
 05/15/2023 02:27:00 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3753
PG: 4352 - 4354

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **460.00**Primary Residence of Grantor: **No**Parcel Identifier No. 6807-64-6739.000 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, 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.

Brief description for the Index: _____

THIS DEED made this 8th day of May, 2023, by and between

GRANTOR	GRANTEE
1. SHANNON DOWELL, AS LIMITED PERSONAL REPRESENTATIVE AND COLLECTOR FOR THE ESTATE OF RICKMAN D. BENFIELD 2. SHANNON DOWELL, AS TRUSTEE OF THE TESTAMENTARY TRUST UNDER THE WILL DATED MAY 20, 2022 BY RICKMAN D. BENFIELD 5016 LONGMONT COURT KERNERSVILLE, NC 27284	FELIX OMAR MELGAR DERAS AND SPOUSE, GRESSIA JOSELINE SOSA PEREIRA 3731 HAWKEDALE DRIVE WINSTON-SALEM, NC 27106

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 the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument recorded in Book 1794, Page 794. See also Estate File **22 E 588**.

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:

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

Shannon Dowell

(SEAL)

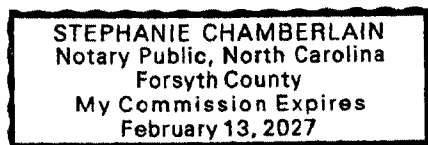
SHANNON DOWELL, AS LIMITED PERSONAL REPRESENTATIVE AND COLLECTOR FOR THE ESTATE OF RICKMAN D. BENFIELD, AND AS TRUSTEE OF THE TESTAMENTARY TRUST UNDER THE WILL DATED MAY 20, 2022 BY RICKMAN D. BENFIELD

State of NC - County of Forsyth

I, Stephanie Chamberlain, the undersigned Notary Public, certify that Shannon Dowell, as Limited Personal Representative and Collector for the Estate of Rickman D. Benfield and as Trustee of the Testamentary Trust under the Will dated May 20, 2022 by Rickman D. Benfield, personally appeared before me this day, and I have seen satisfactory evidence of their identity, by a current state or federal identification with their photograph, acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 9 day of May, 2023.

(Affix Notary Stamp Below)



Stephanie Chamberlain
Notary Public (Signature)

Stephanie Chamberlain
Notary Public (Printed Name)

My Commission Expires: 2/13/27

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 33, as shown on the map of Forsyth Forest, as recorded in Plat Book 21, Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

**Property Address: 3731 Hawkedale Drive
Winston-Salem, NC 27106**