

2023016766 00172

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$700.00

PRESENTED & RECORDED

05/19/2023 02:29:30 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3754

PG: 3943 - 3946

Drafted By: Heather Kiger Law, PLLC
Return To: 1110 Foxfire Rd, Kernersville, NC 27284
Tax Bills To: 1110 Foxfire Rd, Kernersville, NC 27284
Deed Stamps: \$700.00

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA)
)
FORSYTH COUNTY) **BENEFICIARY AND EXECUTOR'S DEED**

THIS DEED, made this the 19 day of May, 2023, by and between, **Susanne Jefferay Burwell Harer, Executor of The Estate of Nancy J. Newby, Susanne Jefferay Burwell Harer and Husband, Alan E. Harer, and William Walter Jefferay, Jr., Unmarried;** hereinafter called "Grantors", and **FRANK J. MARTIN, III AND WIFE, SUSAN M. MARTIN** hereinafter called "Grantee."

WITNESSETH:

WHEREAS, Nancy J. Newby died on December 17, 2022, and the Last Will and Testament of Nancy J. Newby dated March 24, 2014 has been duly probated and is recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, Estate File Number 23 E 220; and

WHEREAS, the Will devises all real property to Susanne Jefferay Burwell Harer and William Walter Jefferay, Jr.,

WHEREAS, the above-named Executor does hereby join in this Deed to evidence her consent to the sale of the real property described below as required by N.C.G.S. §28A-17-12, the first notice to creditors has been published.

NOW, THEREFORE, the Grantor, for and in consideration of the sum ONE DOLLAR AND OTHER VALUABLE CONSIDERATION (\$1.00 & o.v.c.) to them in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, scll, convey and transfer to the said Grantee and his successors and assigns, in fee simple, the following described real property located in Forsyth County, North Carolina:

SEE ATTACHED EXHIBIT "A"

submitted electronically by "Heather Kiger Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

TO HAVE AND TO HOLD the aforesaid real property, together with all privileges and appurtenances thereto belonging to the said Grantee, their successors and assigns, in fee simple.

Grantors do hereby covenant that they are seized of the premises in fee simple, have the right to convey the same in fee simple and that Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

The above-described property does not include the primary residence of any Grantors.

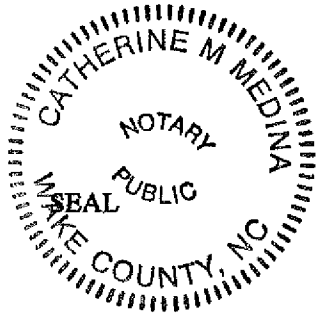
IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals.

Susanne Jefferay Burwell Harer (SEAL)
Susanne Jefferay Burwell Harer, Executor

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Catherine M Medina, a Notary Public of Wake County, State of North Carolina, certify that **Susanne Jefferay Burwell Harer, Executor**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 15 day of May, 2023.



Catherine M Medina Notary Public
My Commission Expires: August 9, 2027

Susanne Jefferay Burwell Harer (SEAL)
Susanne Jefferay Burwell Harer

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Catherine M Medina, a Notary Public of Wake County, State of North Carolina, certify that **Susanne Jefferay Burwell Harer**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 15 day of May, 2023.



Catherine M Medina Notary Public
My Commission Expires: August 9, 2027

Alan E. Harer

(SEAL)

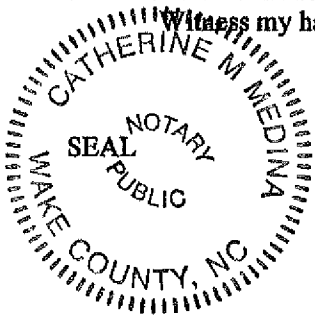
Alan E. Harer

STATE OF NORTH CAROLINA

COUNTY OF Wake

I, Catherine M. Medina, a Notary Public of Wake County, State of North Carolina, certify that Alan E. Harer, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 15 day of May, 2023.



Catherine M. Medina Notary Public

My Commission Expires: August 9, 2027

William Walter Jefferay, Jr. (SEAL)
William Walter Jefferay, Jr.

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Sharon C. Duvall, a Notary Public of Forsyth County, State of North Carolina, certify that William Walter Jefferay, Jr., personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 16 day of May, 2023.

Sharon C. Duvall Notary Public

SEAL

My Commission Expires: 6/14/25

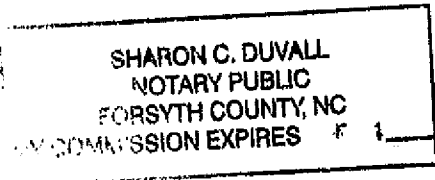


EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 59 of Pine Knolls Subdivision as shown on a plat of map of same recorded in Plat Book 23, at Page 191, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.