

2023017902 00102

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$410.00

PRESENTED & RECORDED

05/30/2023 01:57:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3756

PG: 1348 - 1354

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$410.00
Parcel ID:	6847-39-4539
Mail/Box to:	Grantee
Property Address:	4955 Monte Vista Street, Winston-Salem, NC 27105
Prepared by:	This instrument prepared by Darren S. Cranfill, 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:	Lots 11, 12, 13, 14 and 15, Daisy Development

THIS GENERAL WARRANTY DEED ("Deed") is made on the 18th day of May 2023, by and between:

GRANTOR	GRANTEE
<p>Lynette Shumaker, Administrator of the Estate of Karl Gerald Reck, deceased ; and Lynette Shumaker and spouse, Dennis Neale Shumaker; 12502 Baldwin Road, Sawyer, MI 49125</p> <p>and Lurene Reck (divorced); 425 Crofton Village Terrace, Midlothian, VA 23114</p> <p>and Kathleen Clemens (divorced); 4749 Florida Ave. No, Crystal MN 55428</p> <p>and Loretta Reck (single), 2824 Briarwood Street, Benton Harbor, MI 49022</p> <p>being all of the heirs of the Estate of Karl Gerald Reck</p>	<p>Ernest I. Blaise, Jr. and wife Elizabeth J. Blaise 4955 Monte Vista Street Winston-Salem, NC 27105</p>

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee

includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2957, page 2858.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 5, page 74.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2023 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Estate of Karl Gerald Reck
Entity Name

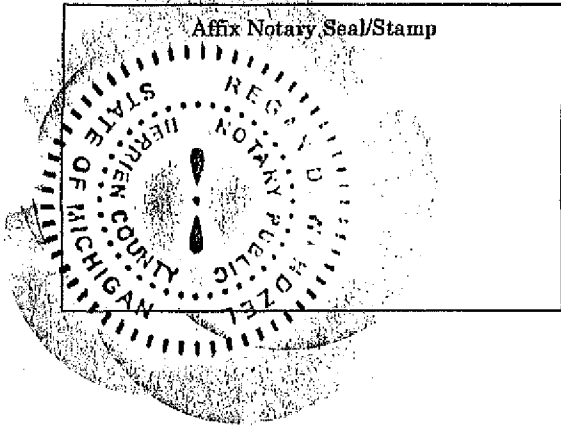
Lynette Shumaker
Name: Lynette Shumaker

By Lynette Shumaker Administrator
Name: Lynette Shumaker
Title: Administrator

Dennis Shumaker
Name: Dennis Neale Shumaker

STATE OF Michigan, COUNTY OF Berrien

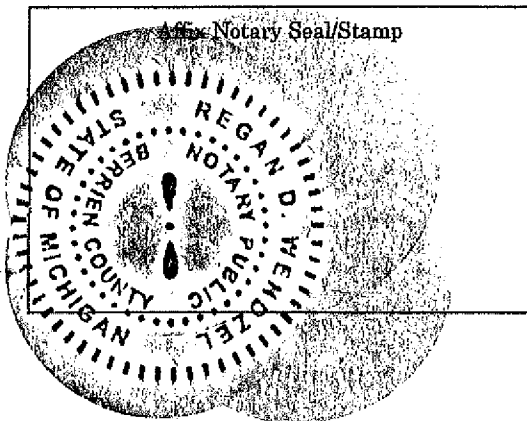
I Regan D. Wendzel, a Notary of the above state and Berrien county, certify that the following person(s) personally appeared before me on the 19 day of May 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Lynette Shumaker, Administrator of the Estate of Karl Gerald Reck.



Regan D. Wendzel
Notary Public (Official Signature)
My commission expires: 01/21/2025

STATE OF Michigan, COUNTY OF Berrien

I Regan D. Wendzel, a Notary of the above state and Berrien county, certify that the following person(s) personally appeared before me on the 19 day of May 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Lynette Shumaker, and spouse, Dennis Neale Shumaker.



Regan D. Wendzel
Notary Public (Official Signature)
My commission expires: 01/21/2025

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IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Lurene Reck

Name: Lurene Reck

STATE OF VA, COUNTY OF Chesterfield

I Zukhra Ibragimova, a Notary of the above state and Chesterfield county, certify that the following person(s) personally appeared before me on the 19 day of May 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Lurene Reck.

Zukhra Ibragimova
Notary Public (Official Signature)
My commission expires: 04/30/2026

Affix Notary Seal/Stamp

ZUKHRA IBRAGIMOVA
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES APR. 30, 2026
COMMISSION # 8022880

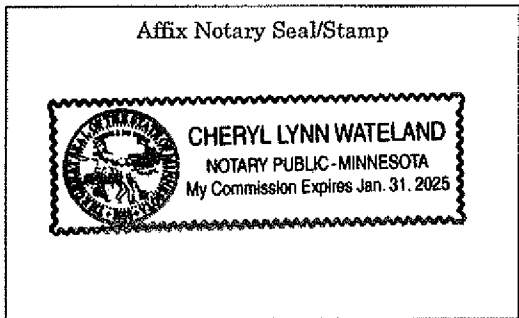
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Kathleen Clemens
Name: Kathleen Clemens

STATE OF Minnesota COUNTY OF Hennepin

I, Cheryl Wateland, a Notary of the above state and Anoka county, certify that the following person(s) personally appeared before me on the 22 day of May 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): **Kathleen Clemens.**

Cheryl Lynn Wateland
Notary Public (Official Signature)
My commission expires: Jan 31, 2025



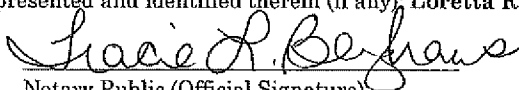
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.



Name: Loretta Reck

STATE OF Michigan, COUNTY OF Berrien

I Tracie L. Berghaus, a Notary of the above state and Berrien county, certify that the following person(s) personally appeared before me on the 18th day of May 2023 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Loretta Reck.



Notary Public (Official Signature)

My commission expires: 9-18-2026

Affix Notary Seal/Stamp

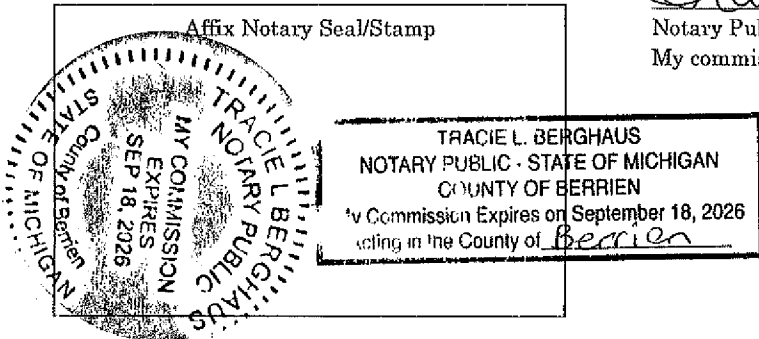


Exhibit "A"

BEING KNOWN AND DESIGNATED AS LOT(S) 11,12,13,14 AND 15, AS SHOWN ON THE MAP OF DAISY DEVELOPMENT (PROPERTY OF W.T. AND O.W. BAYES), WHICH MAP OS RECORDED IN PLAT BOOK 5, PAGE 74, FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH MAP IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.