

2023019367 00134FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$300.00PRESENTED & RECORDED
06/08/2023 04:06:26 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3758
PG: 756 - 761**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$300.00**Tax Parcel Identification Number:** 6808-69-9022.000**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.**Return to:** Blanco Tackabery & Matamoros PA, 404 N Marshall Street, Winston-Salem, NC 27101**Mail Tax Bill to:** 2155 Lash Road, Winston-Salem, NC 27106**Property Address:** 2015 Bethania-Rural Hall Road, Winston-Salem, NC 27106**Brief description for the Index:** Lot 2, Lash Heights, Section 2THIS DEED made this 8th day of June, 2023 by and between**GRANTOR**WARDLOW E. FRAZIER, JR. and spouse,
PAMELA FRAZIER;
WARDLOW E. FRAZIER, JR., Executor of the
Estate of DARNELLA D. FRAZIER;
TANYA D. FRAZIER, unmarried; and
MALCOLM T. FRAZIER, unmarried5149 Beulah Lane
Kernersville, NC 27284**GRANTEE**SHARON D. FRAZIER

2155 Lash Road
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**, State of North Carolina and more particularly described as follows (the "Property"):submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 807, Page 129, Forsyth County Registry, whereby Wardlow Frazier and wife, Darnella L. Frazier, originally acquired title to the Property. Wardlow Frazier died on April 5, 2020. Darnella L. Frazier died testate in Forsyth County on January 30, 2022. According to the terms of her Will, which Will was probated in Forsyth County Estate File 22 E 2042, Darnella L. Frazier devised the Property to her children, Wardlow E. Frazier, Jr., Tanya D. Frazier, Sharon D. Frazier, and Malcolm T. Frazier, the named Grantor and Grantee herein. Following the recording of this deed, Sharon D. Frazier shall be the owner in fee simple of all of the Property.

THIS IS NOT GRANTOR'S PRIMARY RESIDENCE

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property 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: together with and subject to valid and enforceable restrictive covenants and encumbrances of record; and 2023 property taxes, not yet due and payable.

[SEPARATE SIGNATURE PAGES TO FOLLOW.]

SEPARATE SIGNATURE PAGE TO GENERAL WARRANTY DEED.

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

Wardlow E. Frazier, Jr. (SEAL)
WARDLOW E. FRAZIER, JR.

Pamela S. Frazier (SEAL)
PAMELA FRAZIER

Wardlow E. Frazier, Jr. (SEAL)
WARDLOW E. FRAZIER, JR., Executor of the
Estate of DARNELLA D. FRAZIER

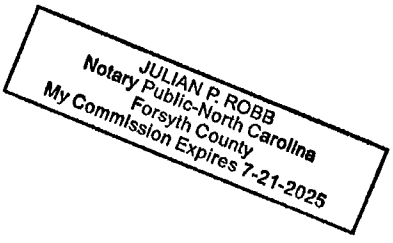
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Wardlow E. Frazier, Jr., individually and as Executor of the Estate of Darnella D. Frazier, and spouse, Pamela Frazier, either being personally known to me or proven by satisfactory evidence (said evidence being their driver's licenses), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 8th day of June, 2023.

Julian P. Robb
Name: Julian P. Robb
My Commission Expires: 07/21/2025



SEPARATE SIGNATURE PAGE TO GENERAL WARRANTY DEED.

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

Tanya D. Frazier (SEAL)
TANYA D. FRAZIER

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Tanya D. Frazier, either being personally known to me or proven by satisfactory evidence (said evidence being her drivers license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 6th day of June, 2023.

Julian P. Robb
Name: Julian P. Robb
My Commission Expires: 07/21/2025

JULIAN P. ROBB
Notary Public-North Carolina
Forsyth County
My Commission Expires 7-21-2025

SEPARATE SIGNATURE PAGE TO GENERAL WARRANTY DEED.

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

Malcolm T. Frazier (SEAL)
MALCOLM T. FRAZIER

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Malcolm T. Frazier, either being personally known to me or proven by satisfactory evidence (said evidence being his driver license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 6th day of June, 2023.

Julian P. Robb
Name: Julian P. Robb
My Commission Expires: 07/21/2025

JULIAN P. ROBB
Notary Public-North Carolina
Forsyth County
My Commission Expires 7-21-2025

EXHIBIT "A"
PROPERTY DESCRIPTION

Lying and being northwest of the City of Winston-Salem, North Carolina, in Bethania Township, being known and designated as Lot 2 on the map of Lash Heights, Section 2, said map being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 16, Page 157, to which reference is hereby made for a more complete description.