

2023019822 00083

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED
06/13/2023 12:58:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3758
PG: 2922 - 2924

Property ID: 6834-44-3653.000

Return To: 560 Hastings Hill Rd Kernersville NC 27284

Tax Bills To: 560 Hastings Hill Rd Kernersville NC 27284

Deed Stamps: \$170.00

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 ADMINISTRATOR'S DEED

THIS DEED, made this the 6 day of June , 2023, by and between, **Gabrielle Catherine Mathews, Administrator of the Estate of David Lawrence Mathews AND Gabrielle Catherine Mathews, unmarried, individually**, hereinafter called "Grantors", and **CBulter and Company, LLC, a North Carolina Limited Liability Company** hereinafter called "Grantee."

WITNESSETH:

WHEREAS, David Lawrence Mathews died on October 2, 2022, intestate. Estate Files 22 E 1456, New Hanover County, North Carolina and 23 E 289, Forsyth County, North Carolina; and

WHEREAS, Gabrielle Catherine Mathews is the only heir-at-law of David Lawrence Mathews; and

WHEREAS, the above-named Administrator 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, sell, convey and transfer to the said Grantee and his successors and assigns, in fee simple, the following

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.

described real property located in Forsyth County, North Carolina:

See Exhibit A

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 Grantor shall 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.

Gabrielle Catherine Mathews (SEAL)
Gabrielle Catherine Mathews, Administrator of
the Estate of David Lawrence Mathews

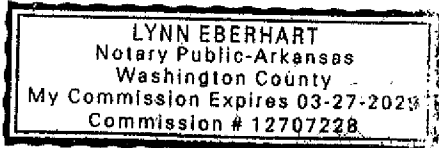
STATE OF Arkansas - COUNTY OF Washington

I, Lynn Eberhart, a Notary Public of Washington County, State of Arkansas, certify that Gabrielle Catherine Mathews, Administrator of the Estate of David Lawrence Mathews, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

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

My Commission Expires: 3-27-2029

Seal



Lynn Eberhart
Notary Public

Gabrielle Catherine Mathews (SEAL)
Gabrielle Catherine Mathews

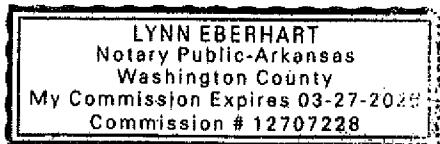
STATE OF Arkansas - COUNTY OF Washington

I, Lynn Eberhart, a Notary Public of Washington County, State of Arkansas, certify that Gabrielle Catherine Mathews, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

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

My Commission Expires: 3-27-2029

Seal



Lynn Eberhart
Notary Public

EXHIBIT "A"

Being Known and Designated as Lot No. 157 as shown on the Map of CENTRAL TERRACE, recorded in Plat Book 8 at page AA and in Deed Book 108 at page 556 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.