

2023020200 00130

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$144.00

PRESENTED & RECORDED
 06/15/2023 02:12:53 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3759
PG: 479 - 480

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$144.00

Parcel Identifier No. 6835-76-0586.000 Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: GRANTEE

This instrument prepared by: George A. "Trip" Payne, Attorney at Law. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. No title search was requested by the Grantor or provided by the Draftsman.

Brief description for the Index: LT 8 WHEELER ADD EXC

THIS DEED made this 12th day of June, 2023, by and between

GRANTOR	GRANTEE
<p>George A. "Trip" Payne, Public Administrator CTA of the Estate of Minnie M. Hughes (Forsyth County File 22E575)</p> <p>PO Box 687 Clemmons, NC 27012</p>	<p>Jessica Hepler Hurtado, and husband Reynaldo Hurtado</p> <p>Mailing Address: 277 Torrance Drive Winston-Salem, NC 27106</p> <p>Property Address: 132 Wheeler St. Winston-Salem, NC 27101</p>

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.

WHEREAS, Minnie M. Hughes died on December 21, 2021, leaving a Last Will and Testament which is duly probated and recorded in the office of the Clerk of Superior Court of Forsyth County, North Carolina; and

WHEREAS, the Grantor qualified as Public Administrator CTA of the Estate of Minnie M. Hughes (Forsyth County, NC Estate file 22E575) on March 13, 2023 and is now acting as such; and

submitted electronically by "Orenstein 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.

WHEREAS, said Last Will & Testament gave and granted unto party of the first part as such Public Administrator CTA full power and authority to sell and convey any real estate belonging to said estate whenever in the opinion of Public Administrator CTA such sale was in the best interest of the estate. Russell Hughes, spouse of Minnie M. Hughes, died February 11, 1982.

NOW THEREFORE, 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 all of the interest of Minnie M. Hughes, all that certain lot, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Situated on the West side of Wheeler Street in the property known as Wheeler Addition. BEGINNING at an iron stake the S. E. corner of Lot No. 7; running thence Westwardly with the line of Lot No. 7, 144.45 ft. to an iron stake; thence Southwardly 50 ft. to an iron stake; thence Eastwardly 144.45 ft. to an iron stake on Wheeler Street; thence Northwardly with Wheeler Street to the point of BEGINNING. Being known and designated on the plat of the lands of Wheeler Addition as Lot No. 8. For a more particular description reference is hereby made to said plat. See Plat Book 1, page 12, Register of Deeds Office, Forsyth County, N. C. For further reference see Deed Book 119, page 443, Register of Deeds Office, Forsyth County, N. C.

SAVE AND EXCEPT from the above-described tract, a strip 50 x 0.4 x 50.1 x 3.6 feet off of the West end of Lot No. 8, Wheeler Addition, sold to the City of Winston-Salem, December 18, 1926, recorded in Book 271, page 98, in the Office of the Register of Deeds for Forsyth County, N. C.

FURTHER SAVE AND EXCEPT a portion of the above-described tract as reference in the Deed for Highway Right of Way recorded in Book 2975, at Page 710 in the Forsyth County Register of Deeds and further described as follows: Point of beginning being the southwest corner of the undersigned, and being N 69°56'46" E, 31.95 feet from of a Point in the Center Line of -MLK-, Sta. 82+00; thence along a circular curve 51.2 feet (15.60 meters) and having a radius of 920.0 feet (280.42 meters). The chord of said curve being on a bearing of S 01°46'09" E, a distance of 51.2 feet (15.60 meters); thence to a point on a bearing of S 88°59'18" E, a distance of 8.7 feet (2.64 meters); thence along a circular curve 30.9 feet (9.42 meters) and having a radius of 675.2 feet (205.80 meters). The chord of said curve being on a bearing of N 00°47'50" E, a distance of 30.9 feet (9.42 meters); thence to a point on a bearing of N 02°06'32" E, a distance of 20.1 feet (6.13 meters); thence to a point on a bearing of N 88°28'28" W, a distance of 11.4 feet (3.48 meters); returning to the point and place of beginning.

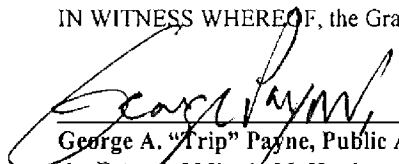
The property hereinabove described was acquired by Grantor by instrument recorded in Book ~~---~~1241~~---~~, page ~~---~~0575~~---~~.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book , Page .

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.

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

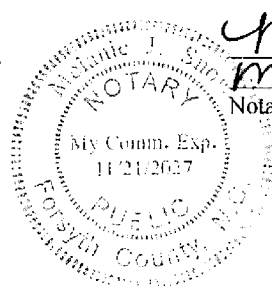
 Public Adm. (SEAL)
George A. "Trip" Payne, Public Administrator CTA of
the Estate of Minnie M. Hughes


State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that George A. "Trip" Payne, Public Administrator CTA, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 12th day of June, 2023.

My Commission Expires: 11/21/2027
(Affix Seal)




Melanie J. Snow, Notary Public
Notary's Printed or Typed Name