

2023022948 00135

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED

07/07/2023 03:00:40 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3762

PG: 2156 - 2159

NORTH CAROLINA SPECIAL WARRANTY DEED

Revenue Stamps: **\$300.00**

Parcel Identifier No.: 6847-28-1676.000 and 6847-28-1616.000

Mail tax bills to Grantee: 2116 Bristol Street, Winston-Salem, NC 27105

This instrument was prepared by: William E. Rabil, Jr.

Brief description for the Index:

THIS DEED made this 28th day of June, 2023, by and between,

GRANTOR	GRANTEE
<p>CHERYL LOCKAMY BOGEDAIN EXECUTOR OF THE ESTATE OF WALSIE H. LOCKAMY 205 Summit Street Norristown, PA 19401</p> <p>CHERYL LOCKAMY BOGEDAIN and husband, SUTTON BOGEDAIN 205 Summit Street Norristown, PA 19401</p> <p>FRANKLIN DALE LOCKAMY and wife, NANCY C. LOCKAMY 5005 Overhill Drive Colleyville, TX 76034</p>	<p>ELIZABETH GRAY CAUDILL 2116 Bristol Street Winston-Salem, NC 27105</p>

Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

FIRST TRACT: Being Known and Designated as Lot Nos. 85 and 86 as shown on the Map of Mount Pleasant Hills (Property of the Home Real Estate Loan & Insurance Co., Winston-Salem N.C.), said map recorded in Plat Book 8, Page 204, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat is hereby made for a more particular description.

Property Address: 2116 Bristol Street, Winston-Salem, NC 27105
PIN No. 6847-28-1676.000

SECOND TRACT: Being Known and Designated as Lot Nos. 83 and 84 as shown on the Map of Mount Pleasant Hills (Property of the Home Real Estate Loan & Insurance Co. Winston-Salem N.C.), said map recorded in Plat Book 8, Page 204, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat is hereby made for a more particular description.

Property Address: 0 Bristol Street, Winston-Salem, NC 27105
PIN No. 6847-28-1616.000

For further reference see Estate of Walsie H. Lockamy, Estate File No. 23 E 910, Forsyth County, NC. See also Deed recorded in Deed Book 637, Page 7, Forsyth County Registry.

The property herein conveyed does not include the primary residence of Grantors.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple. And the Grantors covenant with the Grantee, that Grantors have done nothing to impair such title as Grantors received, and Grantors will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantors, other than the following exceptions: this conveyance is made subject to all restrictive covenants, easements and restrictions of record affecting the title to said real estate.

SEE SIGNATURES ON THE FOLLOWING PAGES

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

Cheryl Lockamy Bogedain, Executor (SEAL)
 CHERYL LOCKAMY BOGEDAIN, EXECUTOR
 OF THE ESTATE OF WALSIE H. LOCKAMY
Cheryl Lockamy Bogedain (SEAL)
 CHERYL LOCKAMY BOGEDAIN
Sutton Bogedain (SEAL)
 SUTTON BOGEDAIN

State of PA, County of Montgomery

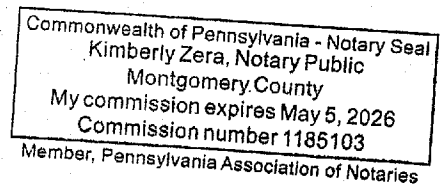
I, Kimberly Zera a Notary Public, of the
 said County and State do hereby certify that on this 29 day of June, 2023, before me
 personally appeared CHERYL LOCKAMY BOGEDAIN, EXECUTOR OF THE ESTATE OF WALSIE
 H. LOCKAMY, and CHERYL LOCKAMY BOGEDAIN and husband, SUTTON BOGEDAIN, who
 proved to me by satisfactory evidence to be the persons who signed the foregoing document and
 acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and Notarial stamp or seal this 29 day of June, 2023.

Kimberly Zera
 Notary Public

Kimberly Zera
 Notary's printed or typed name

My Commission Expires: 05 MAY 26



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

Franklin Dale Lockamy (SEAL)
FRANKLIN DALE LOCKAMY

Nancy C. Lockamy (SEAL)
NANCY C. LOCKAMY

State of TEXAS, County of TARRANT

I, HERIBERTO ALMARAZ a Notary Public, of the said County and State do hereby certify that on this 25 day of JUNE, 2023, before me personally appeared FRANKLIN DALE LOCKAMY and wife, NANCY C. LOCKAMY who proved to me by satisfactory evidence to be the persons who signed the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and Notarial stamp or seal this 25 day of JUNE, 2023.

[Signature]
Notary Public

HERIBERTO ALMARAZ

Notary's printed or typed name

My Commission Expires: 8/8/23

