



2023023512 00154

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$45.00

PRESENTED & RECORDED:
07-12-2023 04:49:40 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3763
PG: 396-397

Prepared by and return to: R. Brandt Deal (Box 9) - *original to*
Mailing Address of Grantor: 3932 Velinda Drive, Winston-Salem, NC 27106
Mailing Address of Grantee: 1652 Rockingham Drive, Winston-Salem, NC 27103
PIN: 6803-34-2543
Brief Description for the Index: Lot 18,
Revenue Stamps: \$45.00

STATE OF NORTH CAROLINA)
) BENEFICIARIES' DEED
COUNTY OF FORSYTH)

THIS DEED, made this 12th day of July, 2023, by and between, Lawrence Edward Elworth and Patrick Raymond Elworth, Beneficiaries Under the Will of Galina F. Elworth (deceased), hereinafter called Grantors, and Andrew Fryer, hereinafter called Grantee.

W I T N E S S E T H:

WHEREAS, Galina F. Elworth died testate on August 3, 2004, a citizen and resident of Forsyth County, North Carolina. Her estate was administered before the Forsyth County Clerk of Superior Court (see 04 E 1439). Her will devised the below-described property to her sons, Patrick R. Elworth and Lawrence E. Elworth. She acquired the property in Deed Book 774, Page 80, Forsyth County Register of Deeds. Her husband, Edward L. Elworth predeceased her.

WHEREAS, the hereinafter described real property constituted a part of the residue and remainder of the property and estate of said Galina F. Elworth; and,

NOW, THEREFORE, Grantors, for and in consideration of the sum of Twenty two thousand eighty and no/100 Dollars (\$22,080.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed and by these presents do give, grant, bargain, sell, convey and confirm unto Grantee, her heirs and/or successors and assigns in fee simple, the following described property, located in Forsyth County, North Carolina:

BEING KNOWN AND DESIGNATED as Lot 18 as shown on the Map of Edgewood Farm as recorded in Plat Book 19, at Page 33, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

This conveyance is subject to easements, rights-of-way and restrictive covenants of record, if any, and to ad valorem taxes for the current year.

The above-described property was conveyed to Galina F. Elworth by deed recorded in Book 774, Page 80, Forsyth County Registry.

TO HAVE AND TO HOLD the above-described premises, with all appurtenances thereunto belonging unto Grantee, her heirs and/or successors and assigns in fee simple.

And Grantors hereby warrant that Grantors are seized of the premises in fee and have the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantors will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Abigail DeWitt, wife of Lawrence Edward Elworth and, Edyce H. Elworth, wife of Patrick Raymond Elworth hereby joins in the execution of this deed to release her marital interest in the subject property.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.

[Signature] (SEAL)
Lawrence Edward Elworth

[Signature] (SEAL)
Abigail DeWitt

[Signature] (SEAL)
Patrick Raymond Elworth

[Signature] (SEAL)
Edyce H. Elworth

STATE OF NORTH CAROLINA, COUNTY OF Yancey

I, Bethany J. Rountree, a Notary Public of Yancey County, North Carolina, do hereby certify that Lawrence Edward Elworth and wife, Abigail DeWitt, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 11 day of July, 2023.



[Signature]
Notary Public

My Commission Expires: 6-25-26

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH,

I, R Brandt Deal, a Notary Public of Forsyth County, North Carolina, do hereby certify that Patrick Raymond Elworth and wife, Edyce H. Elworth, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 12 day of July, 2023.

[Signature]
Notary Public

R Brandt Deal
My Commission Expires: SEP 29 2025
Forsyth County, NC
My Commission Expires September 29, 2025