

2023025360 00022

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED
 07/27/2023 08:55:12 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3765
 PG: 1188 - 1190

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$80.00

Parcel Identification No. 6835-77-6898.000

Title Insurance Company: Integrated Title Services, LLC

Mail/Box to: Angela Duran and Tereso De Jesus Duran,

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOT NO. 22, EASTVIEW

THIS DEED made this ____ day of July, 2023 by and between

GRANTOR

Brandon King, Administrator of Estate of Almeana E. Little 22E1234, Brandon King, Administrator of Estate of Valery King 22E1348, Brandon King and Celicia King, a married couple, and Vincent King and Doris King, husband and wife

Mailing Address:

2950 Iron Gate Lane
 Charlotte, NC 28212

GRANTEE

Angela Duran and Tereso De Jesus Duran, wife and husband

Mailing Address:

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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being a lot fronting 44 feet on the east side of Dunleith Avenue, and of that width, 44 feet, extending eastwardly between the south line of J.J. Gooden and the north line of T.L. Walker a distance of 130 feet; said lot being located 400 feet more or less southwardly from 7th Street; and being known and designated as Lot No. 22, as shown on map of Eastview, as recorded in Plat Book 3, Page 29A, in the office of the Register of Deeds of Forsyth County, North Carolina.

Also Including any property acquired in Resolution Ordering Closing of Alley recorded in Book 1718 at Page 2371.

*****Almeana Elizabeth Little died intestate February 3, 2022 vesting title in heirs Vincent King and Valery King, see Estate File 22E1234. Valery King died March 11, 2022 title vesting in sole devisee, Brandon King, see Estate file 22E1348.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2044 Page 1517.

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

A map showing the above described property is recorded in Plat Book 3, Page 29A.

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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises 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:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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

Estate of Almeana E. Little 22E1234

By: Brandon King

Brandon King, Administrator

Estate of Valery King 22E1348

By: Brandon King

Brandon King, Administrator

Brandon King

Celicia King

Vincent King

Doris King

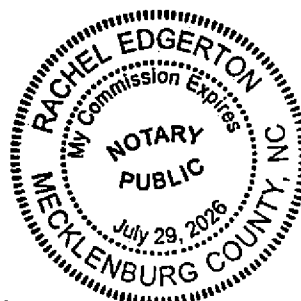
STATE OF North Carolina
COUNTY OF Mecklenburg

I, Rachel Edgerton, Notary Public, do hereby certify that Brandon King, Administrator of Estate of Almeana E. Little 22E1234, Brandon King, Administrator of Estate of Valery King 22E1348, Brandon King, Celicia King, Vincent King and Doris King personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 10 day of July, 2023.

Rachel Edgerton
Official Signature of Notary

My Commission Expires:



The property hereinabove described was acquired by Grantor by instrument recorded in Book 2044 Page 1517.

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

A map showing the above described property is recorded in Plat Book 3, Page 29A.

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.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises 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:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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

Estate of Almeana E. Little 22E1234

By: _____
Brandon King, Administrator

Estate of Valery King 22E1348

By: _____
Brandon King, Administrator

Brandon King

Celicia King

VLK *VLK* _____
Vincent King

Doris King

STATE OF Texas
COUNTY OF Montgomery

I, Sheila R. Patrick, Notary Public, do hereby certify that ~~Brandon King, Administrator of Estate of Almeana E. Little 22E1234, Brandon King, Administrator of Estate of Valery King 22E1348, Brandon King, Celicia King, Vincent King and Doris King~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 21 day of July, 2023.

Sheila R. Patrick
Official Signature of Notary

My Commission Expires: 06/04/2024

