

2023027969 00079

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$750.00

PRESENTED & RECORDED
08/16/2023 01:29:49 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3768
PG: 2051 - 2056

NORTH CAROLINA GENERAL WARRANTY DEED

Stamps: \$750.00

Tax Parcel Number: 5866-92-0685.000 and 5866-92-2693.000

Return after recording to: Burge 514 S. Stratford Rd Suite 333, Winston Salem, NC 27103

Mail tax bills to Grantee: 405 Dorse Rd Lewisville, NC 27023

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: 5866-92-0685.000 and 5866-92-2693.000

THIS DEED, made this the 16 day of August, 2023, by and between **Donna Hollowell, Executor of the Estate of Doris S. Conrad, Donna Hollowell and husband, Robert P. Hollowell, Jr; Keith D. Conrad and wife, Deborah C. Conrad and Barry L. Conrad (unmarried)** devisees hereinafter referred to as **Grantor**; and, **Timothy Dale Lowe and wife, Karla Jane Lowe**, hereinafter referred to as **Grantee**, mailing address: 405 Dorse Rd, Lewisville, NC 27023

WITNESSETH:

WHEREAS, **Doris S. Conrad** (hereinafter referred to as Decedent) died on April 19, 2023 seized of the real property described below in fee simple. The Decedent died testate and Donna Hollowell. qualified as Executor see Estate File Number 23E1201 Forsyth County Clerk of Court and,

WHEREAS, the notice to creditors having been published in 2023.

WHEREAS, Item 4.04 (D) of the Last Will and Testament gives the Executor the full power and authority to sell the real property necessary to pay the debts of the Estate.

WHEREAS, the property is being sold to pay the debts and claim(s) on the Estate.

NOW, THEREFORE, 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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached

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For reference, see Deed Book 3364, Page 1849 Forsyth County Registry.

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

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: Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.

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

Donna Hollowell (SEAL)
Donna Hollowell, Executor

State of NC, County of Wake

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Donna Hollowell, Executor**

Date: 8/18/23

Jairo Arias Pareja
Notary Public
Jairo Arias Pareja
printed or typed name of notary public

JAIRO ARIAS-PAREJA
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires: Oct 27, 2026

My Commission Expires: 10/27/2026

Donna Hollowell (SEAL)
Donna Hollowell

Robert P. Hollowell, Jr. (SEAL)
Robert P. Hollowell, Jr.

State of NC, County of Wake

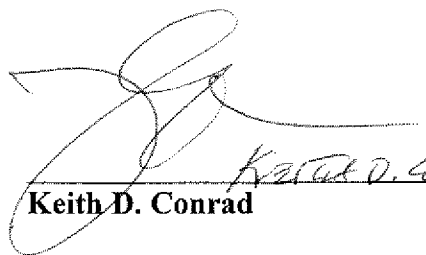
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Donna Hollowell and husband, Robert P. Hollowell, Jr.**


Date: 8/11/23

Jairo Arias Pareja
Notary Public
Jairo Arias Pareja
printed or typed name of notary public

JAIRO ARIAS-PAREJA
NOTARY PUBLIC
Wake County, North Carolina
My Commission Expires: Oct 27, 2026

My Commission Expires: 10/27/226

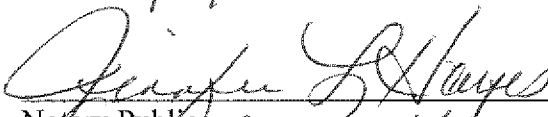

Keith D. Conrad (SEAL)
Keith D. Conrad

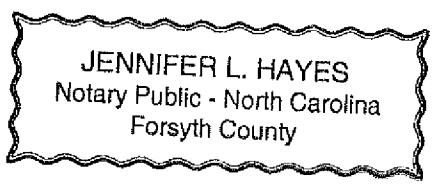

Deborah C. Conrad (SEAL)
Deborah C. Conrad

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Keith D. Conrad and wife, Deborah C. Conrad**

Date: 8/14/23


Notary Public
Jennifer L. Hayes
printed or typed name of notary public



My Commission Expires: 11-18-2025

Barry L. Conrad (SEAL)
Barry L. Conrad

State of North Carolina County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Barry L. Conrad**

Date: 8/16/23

Jennifer L. Hayes
Notary Public

Jennifer L. Hayes
printed or typed name of notary public

My Commission Expires: 11-18-2025

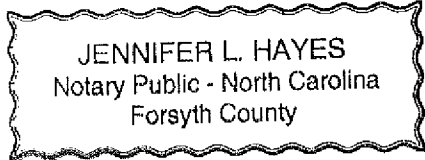


Exhibit A.

Tract One

BEGINNING at a stake, corner of Lot No. 1, and runs West 1.74 chains to a stake, Henry Dorse's corner; thence North 5.5 degs. East 12.26 chains to a stake; thence North 10 degs. East 17.24 chains to a stake in Stinson's line; thence with Stinson's line South 86.50 degs. East 4.25 chains to a stake, corner of Lot No. 1; thence South 15 degs. West with the line of Lot No. 1, 20.50 chains to a point in the road, corner of Lot No. 1; thence West 1.10 chains to a stake; thence South 5.5 degs. West 9 chains to the beginning. Containing 9.56 acres, more or less.

Also being known as Lot 28A, Block 4439 as shown on the Forsyth County Tax Maps (PIN 5866-92-0685.00).

Tract Two

BEGINNING at an iron stake and runs North 5-1/2 deg. East 594 ft. to a stake on the North side of the road; thence East 72.6 ft. to a point in the road; thence North 15 deg. East 1,353 ft. to an iron stake in Stimson's (now or formerly) line; thence with Stimson's (now or formerly) line South 86.5 deg. East 280.5 ft to a stake; thence South 18 deg. West 1,349.7 ft to a stake; thence West 129.36 ft. to a stake; thence South 5.50 deg. West 594 ft. to a stake; thence West 114.84 ft to the BEGINNING; containing 9.58 acres, more or less.

Also being known as Lot 28B, Block 4439 as shown on the Forsyth County Tax Maps (PIN 5866-92-2693.00).