

2023030690 00065

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$53.00

PRESENTED & RECORDED
09/07/2023 12:24:00 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3771
PG: 3764 - 3768

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 53.00

Parcel Identifier No.: 6837-95-7776 (Block 2220, Lot 006B); 6836-04-0958 (Block 1366, Lot 085); 6836-24-5206 (Block 1654, Lot 032)

Mail tax bills to Grantee: 4817 Barkas Drive, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: 3 Tracts

THIS DEED, made this the 7th day of September, 2023, by and between **Vonetta Brannon, unmarried,** and **Percy Phillips Administrator of the Estate of Joseph Brannon, Jr.;** hereinafter collectively referred to as **Grantor;** and, **Louis Morris** (mailing address: 4817 Barkas Drive, Winston-Salem, NC 27106), hereinafter referred to as **Grantee.**

W I T N E S S E T H:

WHEREAS, Joseph Brannon Jr., unmarried (hereinafter referred to as the "Decedent") died intestate on March 24, 2023 seized of the real property described below in fee simple, and the Estate of the Decedent has been duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 23 E 1081; and,

WHEREAS, Percy Phillips has been duly qualified as Administrator of the Estate of the Decedent; and,

WHEREAS, Vonetta Brannon, the mother of the Decedent, is the sole intestate heir of the Decedent; and,

WHEREAS, notice to creditors of the estate was published as required by NCGS 28A-14-1.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 hereto and incorporated herein by reference

The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the Decedent by instruments recorded in Book 2362, Page 807; Book 2645, Page 1302; and Book 2458, Page 1576, Forsyth County Registry and the Grantor acquired title through the estate of the Decedent (23 E 1081, Forsyth County).

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.

(signatures on following pages)

Vonetta Brannon (SEAL)
Vonetta Brannon

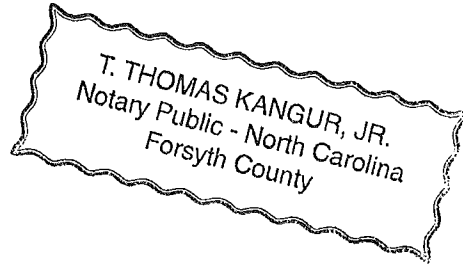
Vonetta Brannon

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: **Vonetta Brannon**

Date: 9/7/23

T. Thomas Kangur, Jr.
Notary Public



T. Thomas Kangur, Jr.
printed or typed name of notary public

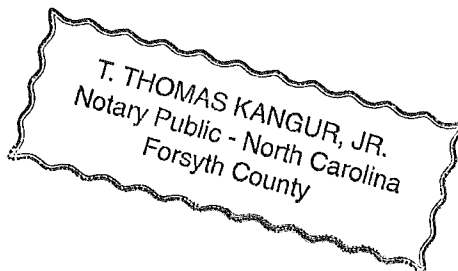
My Commission Expires: 9/27/27

P. Phillips, ADMINISTRATOR (SEAL)
Percy Phillips, Administrator of the
Estate of Joseph Brannon, Jr.

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: **Percy Phillips, Administrator of the Estate of Joseph Brannon, Jr.**

Date: 9/7/20



T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public

My Commission Expires: 9/27/20

Exhibit A

Tract 1:

Lying and being in Middlefork Township, Forsyth County, North Carolina, and BEGINNING at an iron stake at the southwest intersection of Roanoke Avenue and Regina Street and running thence with the west side of Regina Street South $1^{\circ} 30'$ West 144 feet, more or less, to an iron stake, northeast corner of Lot No. 15; thence North $88^{\circ} 30'$ West 88 feet to an iron stake on the north line of Lot No. 14, said stake being distant South $88^{\circ} 30'$ East 12 feet from the southwest corner of Lot No. 6 on the hereinafter mentioned map; thence North $2^{\circ} 10'$ West 116 feet, more or less, to an iron stake on the south side of Roanoke Avenue, said stake being distant 4 feet eastwardly from the northwest corner of Lot No. 6; thence with the south side of Roanoke Avenue on a chord measurement of North 74° East 100 feet, more or less, to an iron stake, the place of BEGINNING. The same being a part of Lot No. 6 as showing on the map of Reniger View as recorded in Plat Book 2, Page 61, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The above description is taken verbatim from a deed recorded in Deed Book 1274, Page 1692, Forsyth County Registry.

Tax Parcel Number: 6837-95-7776 (Block 2220, Lot 006B)

Property Address: 4515 Lansing Drive, Winston-Salem, NC 27105

Tract 2:

Fronting 50 feet on the south side of West 24th Street between Cherry Street and Pittsburg Avenue, and running back this even width South 126 feet, being Lot 85 of CONGRESS HEIGHTS, recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 68, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6836-04-0958 (Block 1366, Lot 085)

Property Address: 408 W. Twenty Fourth Street, Winston-Salem, NC 27105

Tract 3:

Being all of Lot Number 32, Block "C", GREENWAY PLACE, according to the plat thereof recorded in Plat Book 4, Page 73, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Tax Parcel Number: 6836-24-5206 (Block 1654, Lot 032)

Property Address: 2312 Montrose Avenue, Winston-Salem, NC 27105