

2023030691 00066FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$72.00PRESENTED & RECORDED
09/07/2023 12:24:00 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3771

PG: 3769 - 3774

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 72.00

Parcel Identifier No.: 6836-75-2146 (Block 0432, Lot 101); 6836-74-3516 (Block 0427, Lot 030); 6835-76-6978 (Block 0533, Lot 107); 6826-80-2363 (Block 0909, Lot 067)

Mail tax bills to Grantee: 129 Fayette Street, #102, Winston-Salem, NC 27101

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: 4 Tracts

THIS DEED, made this the 7 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, **One Source Renovations LLC, a North Carolina limited liability company**, (mailing address: 129 Fayette Street, #102, Winston-Salem, NC 27101), hereinafter referred to as **Grantee**.

WITNESSETH:

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 2400, Page 2474; Book 2296, Page 2945; Book 2296, Page 2951; and in Book 2333, Page 1479, 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

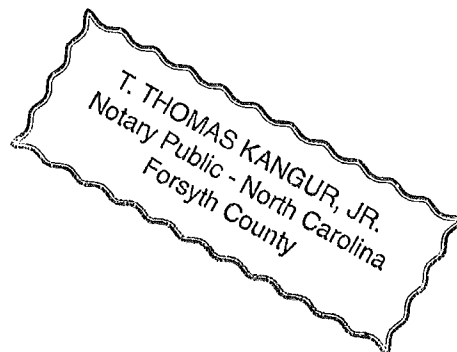
State of North Carolina, County of Forsyth

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: 9/1/23

T. Thomas Kangur, Jr.
Notary Public

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



My Commission Expires: 9/27/27

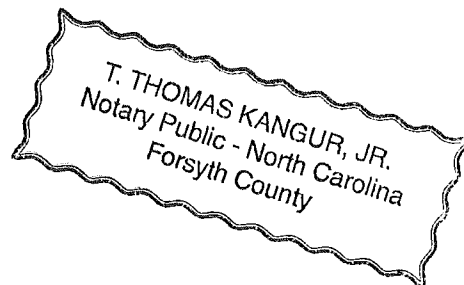
Percy Phillips, Administrator (SEAL)
 Percy Phillips, Administrator of the
 Estate of Joseph Brannon, Jr.

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: 9/7/23

T. Thomas Kangur, Jr.
 Notary Public



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

My Commission Expires: 9/27/27

Exhibit A

Tract 1:

BEGINNING at an iron pipe, the northeast intersection of Hege Tatem Street, now East Twenty-Fourth Street and Claremont Avenue and running thence in an Eastwardly direction 100 feet to an iron pipe at the southwest corner of Lot No. 14; thence North 61.65 feet to an iron stake in the west line of Lot No. 14; thence in a Westwardly direction 100 feet to an iron stake on the east side of Claremont Avenue; thence South along the east line of Claremont Avenue 60.50 feet to the point of BEGINNING. Being known and designated as the south half of Lot No. 15 and 16 as shown on the Plat of Parkview, recorded in Book 97, at Page 590, in the Office of the Register of Deeds of Forsyth County, North Carolina. Also see Deed Book 202, at Page 176.

Tax Parcel Number: 6836-75-2146 (Block 0432, Lot 101)

Property Address: 2401 Claremont Avenue, Winston-Salem, NC 27105

Tract 2:

Being known and designated as Lot 30, as shown on the map of FAIRVIEW HEIGHTS, ANDREWS ADDITION TO FAIRVIEW, as recorded in Deed Book 97, Page 592, and as re-recorded in Plat Book 3, Page 27A, in the office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite and particular description.

Tax Parcel Number: 6836-74-3516 (Block 0427, Lot 030)

Property Address: 1407 E. Twenty Second Street, Winston-Salem, NC 27105

Tract 3:

BEGINNING at a point located in the Northeast corner of that property conveyed to Richard E. Nash in Deed Book 1027, Page 269, Forsyth County Registry, said beginning point also being located North 88 degrees 20 mins. East 74.18 feet from the southeast intersection of Third Street and Dunleith Avenue; and running from said beginning point along the southern right-of-way of Third Street, North 88 degrees 20 mins East 72.44 feet to an iron; thence South 1 degree 38 mins. East 154.23 feet along the West line of an alley to an iron; thence South 87 degrees 45 mins. 40 secs. West 71.95 feet to an iron; thence North 1 degree 49 mins. West 154.95 feet to the point and place of Beginning.

Tax Parcel Number: 6835-76-6978 (Block 0533, Lot 107)

Property Address: 1506 E. Third Street, Winston-Salem, NC 27101

Tract 4:

Being known and designated as Lot No. 67, as shown on the map of CHATHAM HEIGHTS, said plat being recorded in Plat Book 10, Page 160(2), 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: 6826-80-2363 (Block 0909, Lot 067)

Property Address: 1019 Manly Street, Winston-Salem, NC 27105