

**2023031070 00090**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$310.00**PRESENTED & RECORDED  
09/11/2023 01:19:50 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3772

PG: 1549 - 1557

**NORTH CAROLINA  
GENERAL WARRANTY DEED****Excise Tax: \$310.00****Parcel Identifier No.: 6818-00-2588.000**Brief description for index: **Lots 166, 167, & 168 Bethania Heights**Mail deed/taxes after recording to Grantee: **5429 Winona Street, Winston Salem, NC 27106**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 8<sup>th</sup> day of September, 2023 by and between**GRANTOR:****JOHN EDWARD HUGHES**, as Executor of the  
Estate of **FRANKLIN D. HUGHES, SR.**, and Individually *see*  
*Estate File No. 23 E 1596 in the Office of the Clerk of Superior*  
*Court of Forsyth County, North Carolina*) and husband,  
**JENNIFER A. HUGHES**,**FRANKLIN D. HUGHES, JR.** (heir) and wife,  
**LISA HUGHES**,**ANGELIQUE JOY STOLTZ** (heir) and  
husband, **MICHAEL STOLTZ**,James Robert Hughes (heir and deceased {DOD –  
03/07/2023} by his children and wife):**TINA HUGHES**, wife**ZACHARY ROBERT HUGHES** (grandson of  
Franklin D. Hughes Sr.) (unmarried)

and

**GARRETT FRANKLIN HUGHES** (grandson  
of Franklin D. Hughes Sr.) and wife, **ALLIE RYAN HUGHES***(Franklin D. Hughes Sr. – DOD – 07/01/2023)**(Connie Jean Hughes – DOD – 11/26/2017)*Address: 6709 Mete Sol Drive, NW  
Albuquerque, NM 87120**GRANTEE:****VANESSA DOROTHY ROBICHAUD**  
(unmarried)Address: 5429 Winona Street  
Winston Salem, NC 27106

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 situated in FORSYTH County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1252, Page 1318, Forsyth County Registry.

"This instrument prepared by: PATTY D. DOBBINS, 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."

A map showing the above described property is recorded in Plat Book 9, Page 107, and referenced within this instrument.

Does the above described property include the primary residence?  YES  NO

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: John Edward Hughes (SEAL)  
JOHN EDWARD HUGHES as Executor

SEAL-STAMP	STATE OF <u>NEW MEXICO</u> COUNTY OF <u>BENALILLO</u>
<b>BRIAN E FINUCAN</b> Notary Public - State of <u>NEW MEXICO</u> Commission # <u>1139380</u> My Comm. Expires Dec <u>22, 2026</u>	I, <u>BRIAN E. FINUCAN</u> , a Notary Public of <u>BENALILLO</u> County of the State of <u>NEW MEXICO</u> , do hereby certify that <u>JOHN EDWARD HUGHES</u> as Executor personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29</u> day of <u>AUGUST</u> , 2023. My Commission Expires: <u>Dec 22, 2026</u> <u>Brian E. Finucan</u> Notary Public

By: John Edward Hughes (SEAL)  
JOHN EDWARD HUGHES - Individually

SEAL-STAMP BRIAN E FINUCAN Notary Public - State of New Mexico Commission # 1139380 My Comm. Expires Dec 22, 2026	STATE OF <u>NEW MEXICO</u> COUNTY OF <u>BERNALILLO</u>
	I, <u>BRIAN E. FINUCAN</u> , a Notary Public of <u>BERNALILLO</u> County of the State of <u>NEW MEXICO</u> , do hereby certify that <u>JOHN EDWARD HUGHES</u> , personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29</u> day of <u>AUGUST</u> , 2023. My Commission Expires: <u>Dec 22, 2026</u> <u>Brian E. Finucan</u> Notary Public

By: Jennifer A Hughes (SEAL)  
JENNIFER A. HUGHES

SEAL-STAMP BRIAN E FINUCAN Notary Public - State of New Mexico Commission # 1139380 My Comm. Expires Dec 22, 2026	STATE OF <u>NEW MEXICO</u> COUNTY OF <u>BERNALILLO</u>
	I, <u>BRIAN E. FINUCAN</u> , a Notary Public of <u>BERNALILLO</u> County of the State of <u>NEW MEXICO</u> , do hereby certify that <u>JENNIFER A. HUGHES</u> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>27</u> day of <u>AUGUST</u> , 2023. My Commission Expires: <u>Dec 22, 2026</u> <u>Brian E. Finucan</u> Notary Public

By: Franklin D. Hughes (SEAL)  
FRANKLIN D. HUGHES, JR.

WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>FRANKLIN D. HUGHES, JR.</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>8<sup>th</sup></u> day of <u>September</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By: Lisa Hughes (SEAL)  
LISA HUGHES

WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>LISA HUGHES</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>8<sup>th</sup></u> day of <u>September</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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By: Angelique Joy Stoltz (SEAL)  
ANGELIQUE JOY STOLTZ

SEAL-STAMP <b>WENDY B. MILLER</b> Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>ANGELIQUE JOY STOLTZ</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>30<sup>th</sup></u> day of <u>August</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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By: Michael Stoltz (SEAL)  
MICHAEL STOLTZ

SEAL-STAMP <b>WENDY B. MILLER</b> Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>MICHAEL STOLTZ</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>30<sup>th</sup></u> day of <u>August</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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By: Tina Hughes (SEAL)  
TINA HUGHES

SEAL-STAMP <b>WENDY B. MILLER</b> Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>TINA HUGHES</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>8<sup>th</sup></u> day of <u>September</u> , 2023. My Commission Expires: <u>10/8/24</u> <u>Wendy B. Miller</u> Notary Public
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By: *Zachary Robert Hughes* (SEAL)  
**ZACHARY ROBERT HUGHES**

SEAL-STAMP <b>WENDY B. MILLER</b> Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>ZACHARY ROBERT HUGHES</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>8<sup>th</sup></u> day of <u>September</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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By: Garrett Franklin Hughes (SEAL)  
GARRETT FRANKLIN HUGHES

Angela Marie Pappas Notary Public Davidson County, NC My Commission Expires <u>3/19/2025</u>	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Angela Marie Pappas</u> , a Notary Public of <u>Davidson</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>GARRETT FRANKLIN HUGHES</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29</u> day of <u>Aug.</u> , 2023. My Commission Expires: <u>3/19/2025</u> <u>Angela Marie Pappas</u> Notary Public
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By: Allie Ryan Hughes (SEAL)  
ALLIE RYAN HUGHES

SEAL STAMP Angela Marie Pappas Notary Public Davidson County, NC My Commission Expires <u>3/19/2025</u>	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Angela Marie Pappas</u> , a Notary Public of <u>Davidson</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>ALLIE RYAN HUGHES</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>29</u> day of <u>Aug.</u> , 2023. My Commission Expires: <u>3/19/2025</u> <u>Angela Marie Pappas</u> Notary Public
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**EXHIBIT "A"**

**LEGAL DESCRIPTION:**

**BEING KNOWN and designated as Lots Number 166, 167, and 168 as shown on the Map of Bethania Heights, recorded in Plat Book 9, Page 107 and 108, Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

**PROPERTY ADDRESS: 5429 WINONA STREET, WINSTON SALEM, NC 27106**

**PARCEL ID #: 6818-00-2588.000**