

2023038946 00107FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$525.00PRESENTED & RECORDED
11/15/2023 01:08:03 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3781
PG: 3223 - 3227

Submitted electronically by "Orenstein Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth county Register of Deeds.

NORTH CAROLINA EXECUTOR & BENEFICIARY DEED

Excise Tax: \$ 525.00

LO:098 BL:5253

Parcel Identifier No. 6888-38-8855.000

Mail all future tax bills & after recording to: **GRANTEE**

Prepared by & Mail after recording to: A. L. Collins 430 W Mountain St Kernersville NC 27284 a
licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the
county tax collector upon disbursement of closing proceeds.

No Title Search has been performed or requested.

THIS DEED made this 15 day of NOV, 2023 by and between:

GRANTORS	GRANTEE
<p>WENDY MAYS OURS, Executor of the Estate of Albert Daniel Mays aka Dan Mays, Daniel A. Mays</p> <p>WENDY MAYS OURS, Single and Beneficiary</p> <p>TRACEY MAYS TAYLOR, Single and Beneficiary</p> <p style="text-align: center;"><u>Mailing Address:</u> 1014 Sedge Garden Road, Kernersville, NC 27284</p>	<p>MATTHEW TODD MITCHELL</p> <p><u>Mailing Address & Subject Property:</u> 1005 Augusta Court, Kernersville, NC 27284</p>

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.

WHEREAS, the estate of Albert Daniel Mays aka Dan Mays, Daniel A. Mays has been duly probated and opened with the Office of the Clerk of Superior Court of Forsyth County, North Carolina, Estate File Number 22 E 392; and

WHEREAS, pursuant to Article IV(C) Wendy Mays Ours had the right to possess and occupy the subject property for a period of two (2) years following the death of the decedent; and Wendy Mays Ours has agreed to relinquish her right to possess and occupy the subject property so that the beneficiaries may sell the Subject Property; and

WHEREAS, the above-named Executor as required by N.C.G.S.§28(A) has published the Notice to Creditors and it has circulated as required; and

WHEREAS, the above-named Executor in their capacity as said fiduciary gives no warranties of title; and

FURTHERMORE, the purpose of this deed is to properly convey out the subject property from the Estate Albert Daniel Mays aka Dan Mays, Daniel A. Mays and the beneficiaries unto the Grantees.

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 Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

Prior deed book references can be found in Deed Book 1011 at Page 198, Forsyth County Registry. This was the primary residence of the Decedent, Albert Daniel Mays.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees, their successors and assigns, in fee simple.

All Grantors, except for the above-named Administrator in their capacity as Administrator, do hereby covenant that they are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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 ad valorem taxes for the current year.

The above described property does not include the primary residence of any Grantors. It was the primary residence of the decedent.

{SIGNATURES CONTINUED ONTO NEXT PAGE}

IN WITNESS WHEREOF, the Grantor, Executor and Beneficiary has hereunto set their hand this the day and year first above written.

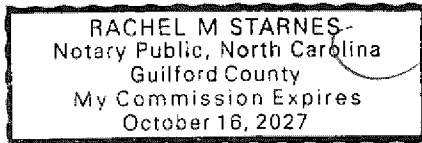
Wendy Ours (SEAL)
WENDY MAYS OURS Grantor and Executor
of the Estate of Albert Daniel Mays aka Dan Mays,
Daniel A. Mays

Wendy Ours (SEAL)
WENDY MAYS OURS Grantor and Beneficiary

NORTH CAROLINA, FORSYTH COUNTY

I, Rachel M Starnes, being a Notary Public in and for said State and County, certify that **Wendy Mays Ours** being the Grantor and Executor of the Estate of Albert Daniel Mays aka Dan Mays, Daniel A. Mays and under her authority to do so personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein as both Grantor and Executor. Witness my hand and official stamp or seal, this the 15 day of NOV, 2023.

SEAL

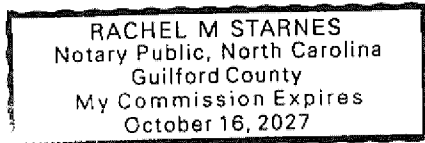


Rachel M Starnes
Notary Public
My Commission Expires: 10/16/27

NORTH CAROLINA, FORSYTH COUNTY

I, Rachel M Starnes, being a Notary Public in and for said State and County, certify that **Wendy Mays Ours** being the Grantor and Beneficiary of the Estate of Albert Daniel Mays aka Dan Mays, Daniel A. Mays, personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein as both Grantor and Beneficiary of the Estate. Witness my hand and official stamp or seal, this the 15 day of NOV, 2023.

SEAL



Rachel M Starnes
Notary Public
My Commission Expires: 10/16/27

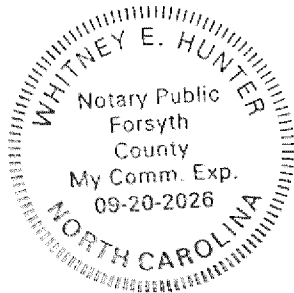
IN WITNESS WHEREOF, the Grantor and Beneficiary has hereunto set their hand this the day and year first above written.

Tracey Mays Taylor (SEAL)
TRACEY MAYS TAYLOR, Grantor and Beneficiary

NORTH CAROLINA, FORSYTH COUNTY

I, Whitney E. Hunter, being a Notary Public in and for said State and County, certify that **Tracey Mays Taylor** being the Grantor and Beneficiary of the Estate of Albert Daniel Mays aka Dan Mays, Daniel A. Mays, personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein as both Grantor and Beneficiary of the Estate. Witness my hand and official stamp or seal, this the 14 day of November, 2023.

SEAL



Whitney E. Hunter
Notary Public
My Commission Expires: 9/20/2026

Exhibit "A"
Property of Matthew Todd Mitchell, a single man
1005 Augusta Court

BEGINNING at an iron stake located in the north right of way line of Augusta Court, said iron stake being located South 77° 00' West 200.0 feet from the northwest intersection of the right of way lines of Augusta Court and Quail Hollow Road; running thence from said beginning point with the north right of way line of Augusta Court, South 77° 00' West 38.5 feet and South 62° 30' West 30.0 feet to an iron stake; running thence North 41° 32' West 174.70 feet to an iron stake; running thence North 62° 00' East 175.10 feet to an iron stake; running thence South 3° 00' East 45.9 feet to an iron stake; running thence South 9° 00' East 146.40 feet to the point and place of BEGINNING. Also being designated as Lot #98 as shown on the unrecorded map of Pine Knolls as made by Carl F. Beauchamp, RS, November 8, 1968.

The subject property is the same as that property described in Deed Book 1011, Page 198, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6888-38-8855.000 on the Forsyth County Tax Maps.