

2023041351 00150

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$332.00

PRESENTED & RECORDED

12/06/2023 03:48:18 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3784

PG: 2912 - 2920

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$332.00

Parcel Identifier No.: 6838-36-4784.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC (No Title Search Performed or Requested)

Brief Description from the Index: Lot 18, 19, Part of 20, S. L. James Property

THIS DEED made this 14th day of November, 2023, by and between

GRANTOR**The Estate of Joann W. Horton (20 E 1550)**

Pamela D. Horton (unmarried), Individually and as Executor of the Estate of Joann W. Horton (A.K.A. Jo Ann W. Horton), joined by Donna Horton Moreno (unmarried), and Jody Renee Horton (unmarried)

The Estate of Ted M. Horton (82 E 1270)

Mary Lou B. Horton (unmarried), Individually and as Executor of the Estate of Ted M. Horton (A.K.A. T. M. Horton), joined by Donna Horton Moreno (unmarried), Pamela D. Horton (unmarried), and Jody Renee Horton (unmarried)

Mailing Address: 801 Devon Court, Winston-Salem, NC 27104

GRANTEE

Jazmin Loera-Caballero and Jazmin C. Loera

Property Address: 5717 Old Rural Hall Road, Winston-Salem, NC 27105

Mailing Address: 5717 Old Rural Hall Road
Winston-Salem, NC 27105

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.

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 Winston-Salem, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" and "B" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 732, Page 198, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 178, and referenced within this instrument.

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, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

The Estate of Ted M. Horton (A.K.A. T. M. Horton) - File #82 E 1270

By: Mary Lou B. Horton, individually and as Executor
 Mary Lou B. Horton, Individually and as Executor

STATE OF New Mexico

COUNTY OF Dona ana

I, Kameron Haddad, Notary Public, do hereby certify that Mary Lou B. Horton, Individually and as Executor of the Estate of Ted M. Horton, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 20th day of October, 2023.

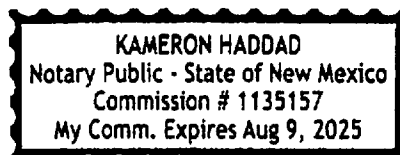
Kameron Haddad

Official Signature of Notary

Printed or typed name of Notary

Kameron Haddad

My Commission Expires: 8/9/25



The Estate of Joann W. Horton (A.K.A. Jo Ann W. Horton) - File #20 E 1550

By: Donna Horton Moreno
Donna Horton Moreno

The Estate of Ted M. Horton (A.K.A. T. M. Horton) - File #82 E 1270

By: Donna Horton Moreno
Donna Horton Moreno

STATE OF North Carolina
COUNTY OF Forsyth

I, Heather Perkins, Notary Public, do hereby certify that Donna Horton Moreno, Heir of the Estate of Joann W. Horton, and Donna Horton Moreno, Heir of the Estate of Ted M. Horton, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1 day of ~~October~~, 2023.

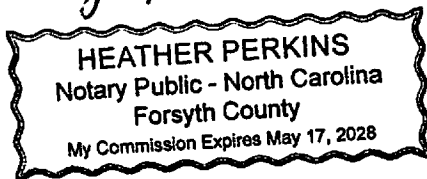
December ^{#1}

Heather Perkins
Official Signature of Notary

Printed or typed name of Notary

Heather Perkins
My Commission Expires:

May 17, 2028



The Estate of Joann W. Horton (A.K.A. Jo Ann W. Horton) - File #20 E 1550

By: Pamela D Horton
 Pamela D. Horton, Individually and as Executor

The Estate of Ted M. Horton (A.K.A. T. M. Horton) - File #82 E 1270

By: Pamela D Horton
 Pamela D. Horton

STATE OF North Carolina
 COUNTY OF Forsyth

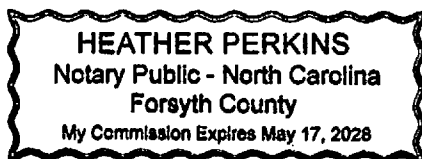
I, Heather Perkins, Notary Public, do hereby certify that Pamela D. Horton, Individually and as Executor of the Estate of Joann W. Horton, and Pamela D. Horton, Heir of the Estate of Ted M. Horton, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
 Witness my hand and official seal this 1 day of December, 2023.

Heather Perkins
 Official Signature of Notary

Printed or typed name of Notary

Heather Perkins

My Commission Expires: May 17, 2028



The Estate of Joann W. Horton (A.K.A. Jo Ann W. Horton) - File #20 E 1550

By: Jody Renee Horton
Jody Renee Horton

The Estate of Ted M. Horton (A.K.A. T. M. Horton) - File #82 E 1270

By: Jody Renee Horton
Jody Renee Horton

STATE OF North Carolina

COUNTY OF Forsyth

I, Heather Perkins, Notary Public, do hereby certify that Jody Renee Horton, Heir of the Estate of Joann W. Horton, and Jody Renee Horton, Heir of the Estate of Ted M. Horton, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 1 day of December, 2023.

Heather Perkins

Official Signature of Notary

Printed or typed name of Notary

Heather Perkins

My Commission Expires:

May 17, 2028

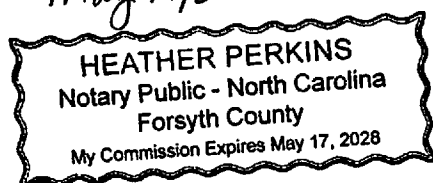


Exhibit "A"

BEGINNING at an iron stake in the east margin of Rural Hall Road, E. E. Hartman's corner; thence with Hartman's line, North 76° East 286 feet

to an iron stake; thence South 100 feet to William Marshall's corner; thence along William Marshall's line, South 76° West 286 feet to an iron 'stake in the east margin of Rural Hall Road; thence with the east margin of Rural Hall Road, North $2L^{\circ}$ West 100 feet to the place of beginning. Being out of S. L. James Property, Section 2, plat of which is recorded in Plat Book 8, page 178, office of the Register of Deeds of Forsyth County, North Carolina, Reference to which is hereby made, it being Lots Nos. 18 and 19 and the Northern 30 feet by 286 feet of Lot No. 20 on said map.

Parcel ID # 6838-36-4784.000

Property Address: 5717 Old Rural Hall Road, Winston-Salem, NC 27105

Exhibit E.

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

AFFIDAVIT REGARDING THE FAMILY OF TED M. HORTON
(A.K.A. T. M. HORTON)

The undersigned, being first duly sworn, deposes and says:

1. I was personally familiar with Ted M. Horton (decedent) during his/her lifetime and I am familiar with the decedent's family.
- ✓ 2. I knew decedent and his/her family:
 - a. constantly for a period of 53 years, or
 - b. intermittently over a period of ____ years, for a total of about ____ years.
- ✓ 3. The nature of my relationship to decedent was:
WIFE
(neighbor, family friend, business, etc.)
- ✓ 4. Decedent died on or about 11-3-82.
- ✓ 5. That the following are/were all the immediate family of decedent, living or dead, including spouse and any natural born, adopted or acknowledged illegitimate children, including and any natural born, adopted or acknowledged illegitimate children of deceased children:

Name:	Relationship to decedent:
<u>DONNA MORENO</u>	<u>DAUGHTER</u>
<u>PAMELA HORTON</u>	<u>DAUGHTER</u>
<u>MARY LOU B. HORTON</u>	<u>SPOUSE</u>
<u>JOBY HORTON</u>	<u>DAUGHTER</u>
_____	_____

- ✓ 6. Of the above persons listed in paragraph 5, the following are living and are more than 18 years of age:
DONNA MORENO, PAMELA HORTON, MARY LOU B. HORTON
JOBY HORTON
7. I have no financial interest in any property of the decedent arising out of his/her death and estate.

Under penalty of perjury, Affiant declares that he/she has examined this Affidavit and that to the best of his/her knowledge and belief, the contents of said Affidavit are true and correct.

This the 19 day of Oct, 2023.

Monique B. Horton
Affiant

1025 Lees Dr

Sarasota, N.M.
Address of Affiant 88001

New Mexico (STATE)

Dona Ana (COUNTY)

Subscribed and sworn to before me this 20 day of October, 2023.

[Signature]
Notary Public

My commission expires: 8/9/25

[Notary seal]

