

2023042065 00073

FORSYTH COUNTY NC FEE \$42.00
STATE OF NC REAL ESTATE EXTX
\$200.00

PRESENTED & RECORDED
12/13/2023 11:55:22 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3785

PG: 1918 - 1936

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Tax Parcel Identification Number: 6836-34-4974.000

This instrument was prepared by: Philip E. Searcy, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 2322 N. Glenn Avenue, Winston Salem, NC 27105

Property Address: 2322 N. Glenn Avenue, Winston Salem, NC 27105

Brief description for the Index: Lot 14, Block B, Greenway Place

THIS DEED made this 28th day of November, 2023 by and between

GRANTOR

Lois D. Gray, as Executor of the Estate
of Minnie B. Floyd

and

Lois D. Gray and spouse, David Gray

and

Marion Edwards and spouse,

Bryan E. Edwards

and

Barbara Hagan and spouse,

Paul Hagan

and

Gloria Reddick fka

Gloria Mack, single

and

Ryan Floyd, single

and

James Floyd and spouse,

Tara Floyd

GRANTEE

Ashley Hancock, single

2322 N. Glenn Avenue

Winston Salem, NC 27105

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Victor A. Doe, single
and
Robert Lee Doe, III, single

PO Box 26821
Winston Salem, NC 27114

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 the County of , State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

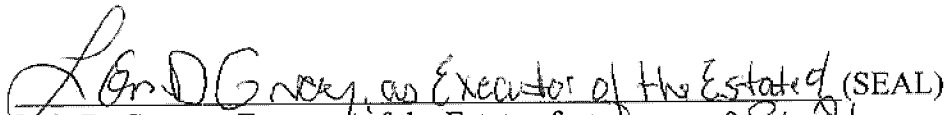
For back title reference see Deed Book 830 at Page 66, Forsyth County Registry.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


Lois D. Gray, as Executor of the Estate of Minnie B. Floyd (SEAL)
Minnie B. Floyd

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Anna M. Levens, a Notary Public of the County of Davidson and State of North Carolina, certify that Lois D. Gray, as Executor of the Estate of Minnie B. Floyd, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 5 day of December 2023.

Anna M. Levens

Notary Public

Printed Name: Anna M. Levens

My Commission Expires: 10-19-28

Anna M Levens
Notary Public-North Carolina
Davidson County
My Commission Expires 10-19-28

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Lois D. Gray
Lois D. Gray

(SEAL)

David Gray
David Gray

(SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Anna M. Levens, a Notary Public of the County of Davidson and State of North Carolina, certify that Lois D. Gray and spouse, David Gray, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 5 day of December 2023.

Anna M. Levens

Notary Public

Printed Name: Anna M. Levens

My Commission Expires: 10-19-28

Anna M Levens
Notary Public-North Carolina
Davidson County
My Commission Expires 10-19-28

Victor A. Doe, single
and
Robert Lee Doe, III, single

PO Box 26821
Winston Salem, NC 27114

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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 the County of , State of North Carolina and more particularly described as follows:

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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 easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Marion Edwards

Marion Edwards

(SEAL)

Bryan E. Edwards

Bryan Edwards

(SEAL)

STATE OF VIRGINIA

COUNTY OF PRINCE WILLIAM

I, MARY GRACE NOCUM METCALFE, a Notary Public of the County of PRINCE WILLIAM and State of Virginia, certify that Marion Edwards and spouse, Bryan Edwards, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

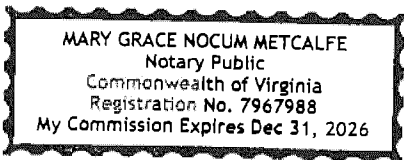
WITNESS my hand and notarial seal, this 29 day of November, 2023.

Mary Grace Nocum Metcalfe

Notary Public

Printed Name: MARY GRACE NOCUM METCALFE

My Commission Expires: DEC. 31, 2026



Victor A. Doe, single
and
Robert Lee Doe, III, single

PO Box 26821
Winston Salem, NC 27114

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

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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 easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



(SEAL)



(SEAL)

Barbara Hagan

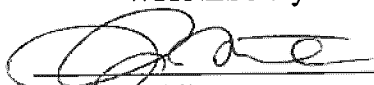
Paul Hagan

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Ivonne Martin, a Notary Public of the County of Wake and State of North Carolina, certify that Barbara Hagan and spouse, Paul Hagan, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

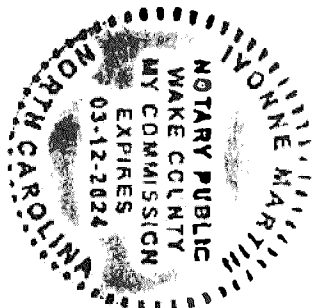
WITNESS my hand and notarial seal, this 30 day of November, 2023.



Notary Public

Printed Name: Ivonne Martin

My Commission Expires: 3/12/2024



and
Victor A. Doe, single
and
Robert Lee Doe, III, single

PO Box 26821
Winston Salem, NC 27114

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

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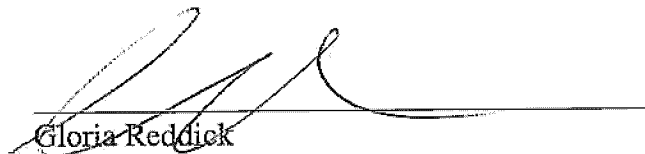
For back title reference see Deed Book 830 at Page 66, Forsyth County Registry.

THIS IS _____ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



Gloria Reddick (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, DWIGHT PITTS II, a Notary Public of the County of MECKLENBURG and State of North Carolina, certify the Gloria Reddick, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

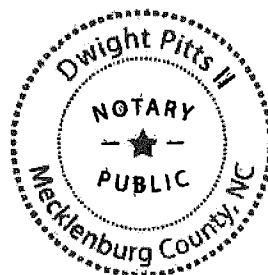
WITNESS my hand and notarial seal, this 1 day of December, 2023.

DWIGHT PITTS II

Notary Public

Printed Name: DWIGHT PITTS II

My Commission Expires: FEBRUARY 17, 2028



and
Victor A. Doe, single
and
Robert Lee Doe, III, single

PO Box 26821
Winston Salem, NC 27114

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

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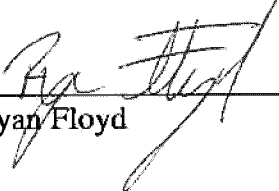
For back title reference see Deed Book 830 at Page 66, Forsyth County Registry.

THIS IS _____ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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 easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



Ryan Floyd (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Melissa Allen, a Notary Public of the County of Buncombe and State of North Carolina, certify the Ryan Floyd, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 7 day of December, 2023.

Melissa Allen

Notary Public

Printed Name: Melissa Allen

My Commission Expires: 7-16-2025



Victor A. Doe, single
and
Robert Lee Doe, III, single

PO Box 26821
Winston Salem, NC 27114

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 the County of , State of North Carolina and more particularly described as follows:

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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 easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.


James Floyd

(SEAL)  (SEAL)
Tara Floyd

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I, Emily G. Caudill, a Notary Public of the County of Forsyth and State of North Carolina, certify that James Floyd and spouse, Tara Floyd, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

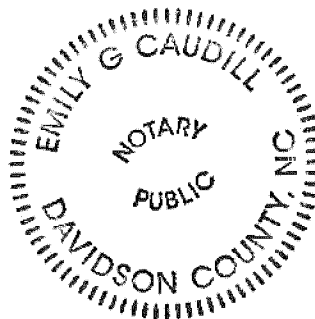
WITNESS my hand and notarial seal, this 18th day of December, 2023.

Emily G. Caudill

Notary Public

Printed Name: Emily G. Caudill

My Commission Expires: April 21, 2026



Victor A. Doe, single
and
Robert Lee Doe, III, single

PO Box 26821
Winston Salem, NC 27114

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

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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 easements and restrictions of record, if any; and 2023 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Victor A. Doe 12-5-23 (SEAL)
Victor A. Doe

STATE OF NORTH CAROLINA

COUNTY OF Nash

I, Jo-Ann Mason, a Notary Public of the County of Nash and State of North Carolina, certify the Victor A. Doe, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 5th day of ^{December} ~~November~~, 2023.

JoAnn Mason
Notary Public
Printed Name: JoAnn Mason
My Commission Expires: 02-29-2023

Jo-Ann Mason
NOTARY PUBLIC
Nash County, North Carolina

Victor A. Doe, single
and
Robert Lee Doe, III, single

PO Box 26821
Winston Salem, NC 27114

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IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Robert Lee Doe III (SEAL)
Robert Lee Doe, III

STATE OF NORTH CAROLINA

COUNTY OF Scotland

I, Ernestine Hall, a Notary Public of the County of Cumberland and State of North Carolina, certify the Robert Lee Doe, III, either being personally known to me or proven by satisfactory evidence (said evidence being a valid Drivers' License), personally appeared before me this day and acknowledged that voluntarily executed the foregoing instrument for the purposes stated therein.

WITNESS my hand and notarial seal, this 7th day of Dec ~~November~~, 2023.

Ernestine Hall

Notary Public

Printed Name: Ernestine Hall

My Commission Expires: Dec 5, 2025



EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an iron stake in the West property line of Glenn Avenue, the southeast corner of Lot No. 13, and being 59.4 feet South of the Southwest intersection of Glenn Avenue and 24th Street, and running thence in a westernly direction along the South line of Lot No. 13, 158.5 feet to an iron stake, in the Southwest corner of Lot No. 13; thence in a southernly direction 55 feet to an iron stake, the Northwest corner of Lot No. 15; thence in a Easternly direction along the North line of Lot No. 15, 158.4 feet to an iron stake in the West property line of Glenn Avenue, the Northeast corner of Lot No. 15; thence in a Northernly direction along the West property line of Glenn Avenue, 55 feet to an iron stake, the place of Beginning. Being Lot No. 14, Block "R" as shown on the Map entitled "Greenway Place" made by J.E. Ellroe, C.E., and recorded in the Office of the Register of Deeds of Forsyth County, N.C. in Plat Book 6, Page 146, and being the same property conveyed to L.C. Barnes and wife, Beatrice Barnes by Greenway Place Development Company, by deed recorded in Book 306, Page 403, Register of Deeds Office Forsyth County, N.C.

khp/cmd