

2023042366 00025

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$790.00
 PRESENTED & RECORDED
 12/15/2023 10:18:01 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3785
 PG: 3595 - 3598

NORTH CAROLINA EXECUTOR DEED

Excise Tax: \$ 790.00 Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

LO117H BL5156

Parcel Identifier No. 6849-68-9181.000

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.

THIS DEED made this 14 day of December, 2023 by and between:

GRANTOR	GRANTEES
<p style="text-align: center;">PATRICIA SHEETS, Administrator and Beneficiary of the Estate of Vernon Lee Sheets</p> <p style="text-align: center;"><u>Mailing Address:</u> 310 Cliffwood Drive Kernersville, NC 27284</p>	<p style="text-align: center;">DOMENICK FIORE, JR. and wife, BRADYN QUINN CARPENTER FIORE</p> <p style="text-align: center;"><u>Mailing Address & Subject Property:</u> 140 Sheets Trail Germanton, NC 27019</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 Vernon Lee Sheets has been duly probated with the Office of the Clerk of Superior Court of Forsyth County, North Carolina, Estate File Number 22 E 2589; and

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

WHEREAS, the above-named Administrator in their capacity as said fiduciary gives no warranties of title.

FURTHERMORE, the purpose of this deed is to properly convey out the subject property from the Estate Vernon Lee Sheets unto the Grantees.

NOW THEREFORE the Grantor, for a valuable consideration paid by the Grantees, 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 the Salem Chapel Township, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

Prior deed book references can be found in Deed Book 2210 at Page 1555, Forsyth County Registry.

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 include the primary residence of the Grantor.

{SIGNATURES CONTINUED ONTO NEXT PAGE}

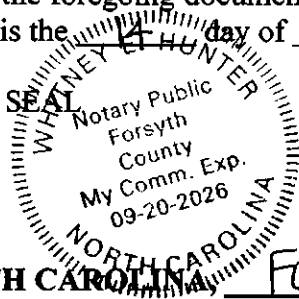
IN WITNESS WHEREOF, the Administrator and Beneficiary has hereunto set their hand this the day and year first above written.

Patricia Sheets (SEAL)
PATRICIA SHEETS, Administrator of the Estate of Vernon Lee Sheets

Patricia Sheets (SEAL)
PATRICIA SHEETS, Beneficiary

NORTH CAROLINA, FORSYTH COUNTY

I, Whitney E. Hunter, being a Notary Public in and for said State and County, certify that **Patricia Sheets** being the Administrator of the Estate of Vernon Lee Sheets 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. Witness my hand and official stamp or seal, this the 14 day of December, 2023.



Whitney E. Hunter
Notary Public
My Commission Expires: 9/20/2024

NORTH CAROLINA, Forsyth COUNTY

I, Whitney E. Hunter, being a Notary Public in and for said State and County, certify that **Patricia Sheets** being the Beneficiary of the Estate of Vernon Lee Sheets personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein. Witness my hand and official stamp or seal, this the 14 day of December, 2023.

SEAL



Whitney E. Hunter
Notary Public
My Commission Expires: 9/20/2024

EXHIBIT A

**10.0001 acres
140 Sheets Trail, Germanton, NC
Forsyth County**

The following described property is a portion of the 99.1140 acres as described in Deed Book 1975, Page 533, Forsyth County Registry:

BEGINNING at an iron stake, the southwestern corner of the property of Madge D. Boyles (Deed Book 1207, Page 1323) and the northwestern corner of Vernon E. Artman, et ux (Deed Book 718, Page 249); thence along Artman's westerly line South 06 degs. 09 mins. 38 secs. West 713.22 feet to an iron pin; thence South 70 degs. 02 mins. 13 secs. West 443.01 feet to a point in the centerline of an 60-ft. access easement (Book 2106, Page 2995); thence along said easement North 08 degs. 49 mins. 37 secs. 560 feet to a point; thence North 3 degs. 35 mins. 20 secs. West 337.65 feet to a point; thence along with the southerly line of Harry R. Montgomery, et ux (Deed Book 1888, Page 3624) and George H. Brown (Deed Book 1016, Page 731) and Barbara Payne (Deed Book 1361, Page 1534), respectively, South 81 degs. 10 mins. 22 secs. East 628.74 feet to the point and place of Beginning, containing 10.001 acres, more or less, and being part of the 99.1140 acres as recorded in Deed Book 1975, Page 533, Forsyth County Registry.