



2023042623 00059

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED:
12-18-2023 12:20:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3786
PG: 434-437

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$50.00

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2023.
BY: _____

Mail/Box to: Grantee @ SEE ADDRESS BELOW *original to*
This instrument was prepared by H. Dwight Nelson, *Attorney At Law* P.O. Box 902, Rural Hall, NC 27045
Brief description for the index: Lot No. 27, Block 11, Plat of Wachovia Development Company

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

GRANTORS	GRANTEE
<p>RUTH C. COCKRUM, fka RUTH C. HARRELSON, widow, by her Attorney-in-Fact, REBECCA HARRELSON HOLTON And BETTY C. BOBBITT And husband, KENNIE N. BOBBITT And BILLY GRAY CALLAHAN And wife, DEBORAH C. CALLAHAN Being all of the surviving heirs of Sadie M. Callahan</p>	<p>RICKIE R. SPEER And CORY PRUITT As Tenants in Common P.O. Box 1449 Rural Hall, NC 27045</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.

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

SEE ATTACHED EXHIBIT "A"

Property address: 749 Glencoe Street, Winston-Salem, NC 27107
Parcel #6834-84-5522.000

The property herein above-described was acquired by Grantors in Deed Book 254, Page 255 and the Estate of Sadie M. Callahan, 02 E 687 & 02 E 825.

A map showing the above-described property is recorded in Plat Book 41, Page 115 and Plat Book 8, Page 81.

This was NOT the Grantor's primary residence.

The 2023 taxes have been paid.

This instrument was prepared by H. Dwight Nelson, 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.

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

And the Grantors covenants with the Grantees, that Grantors 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, other than the following exceptions:

Any Easements, Right-of-Ways and Restrictions of Record.

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

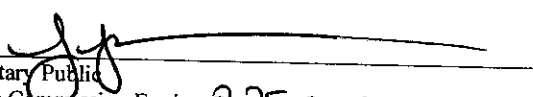
Rebecca Harrelson Holton POA
Ruth C. Cockerham (SEAL)
RUTH C. COCKRUM

Betty C. Bobbitt (SEAL)
BETTY C. BOBBITT

Kennie N. Bobbitt, Jr. (SEAL)
KENNIE N. BOBBITT

Billy Gray Callahan (SEAL)
BILLY GRAY CALLAHAN

Deborah C. Callahan (SEAL)
DEBORAH C. CALLAHAN

Seal-Stamp	State of North Carolina - County of <u>Forsyth</u> I, the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that REBECCA HARRELSON HOLTON, attorney-in-fact for RUTH C. COCKERHAM, personally appeared before me this day and being by me duly sworn, say that she executed the foregoing and annexed instrument for and in behalf of RUTH C. COCKERHAM; and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of FORSYTH County, North Carolina in Book 3776, at Page 2368, and that this instrument was executed under and by virtue of the authority given by said instrument granting her a power of attorney; that the said REBECCA HARRELSON HOLTON, attorney-in-fact, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of RUTH C. COCKERHAM. I further certify that I am not a party to the attached instrument.  Notary Public My Commission Expires <u>2-25-2008</u>
AMY SPEER NOTARY PUBLIC FORSYTH COUNTY, NC My Commission Expires <u>2-25-2008</u>	

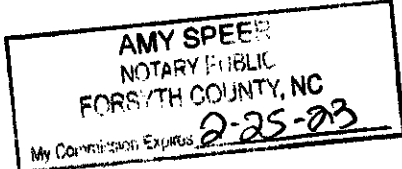
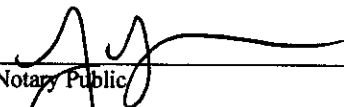
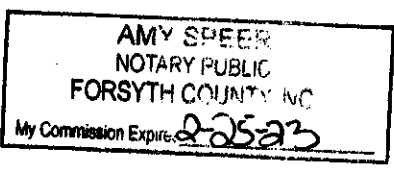
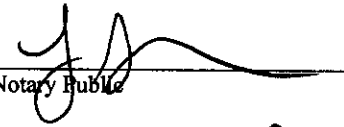
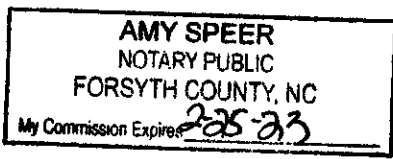
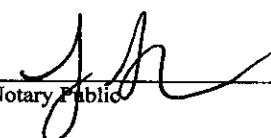
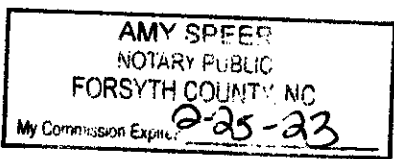
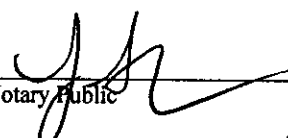
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Amy Speer</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that BETTY C. BOBBITT personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>8</u> day of <u>December</u>, 2023.</p> <p> Notary Public</p> <p>My Commission Expires: <u>2-25-23</u></p>
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Amy Speer</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that KENNIE N. BOBBITT personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>8</u> day of <u>December</u>, 2023.</p> <p> Notary Public</p> <p>My Commission Expires: <u>2-25-23</u></p>
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Amy Speer</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that BILLY GRAY CADLAHAN personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>8</u> day of <u>December</u>, 2023.</p> <p> Notary Public</p> <p>My Commission Expires: <u>2-25-23</u></p>
<p>Seal-Stamp</p> 	<p>State of North Carolina County of <u>Forsyth</u></p> <p>I, <u>Amy Speer</u> the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that DEBORAH C. CADLAHAN personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>8</u> day of <u>December</u>, 2023.</p> <p> Notary Public</p> <p>My Commission Expires: <u>2-25-23</u></p>

EXHIBIT "A"

Fronting on Glenco Street Fifty (50) feet, and of that width extending Northwardly 150 feet. Being bounded South by Glenco Street, West by Lot No. 26 North by alley and East by Lot No. 28. The above described property being known and designated as Lot No. 27, Block 11 on Plat of Wachovia Development Company, as recorded in Book 41, Page 115, in the Register of Deeds office Forsyth County. Also see Plat Book 8 at Page 81 of the Forsyth County Registry.