

2024003672 00153

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
 02/06/2024 03:59:17 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3791
 PG: 4374 - 4375

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 140.00

Parcel Identifier Number: 6844-06-0563

Prepared by: Wyatt Early Harris Wheeler, LLP (Kristin S. Crowe) 1912 Eastchester Drive, STE 400, Thomasville, NC 27107

Mail to: 2109 Bertha Street, Winston-Salem, NC 27107

Brief Description for the index: L4, Map of Mary A. Gough; PB: 6-37

THIS DEED made this 6th **day of** February, 2024, **by and between:**

GRANTOR

Toney C. Amos, individually and spouse, Edna M. Amos
 and
 Toney C. Amos, Administrator of The Estate of Nettie
 Amos Mabry

Address of Grantor:
 4040 Windstream Court
 Jamestown, NC 27282

GRANTEE

MACPHONES VERNYUY MBIYDZENYUY

Property Address: 2109 Bertha Street
 Thomasville, NC 27107

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership. WHEN REFERENCE is made to the Grantor or Grantee, the singular shall include the plural and the masculine shall include the feminine or the neuter.

WITNESSETH:

The subject property described herein was conveyed to **CASPER MABRY AND SPOUSE, NETTIE AMOS MABRY** by deed recorded in Book 1798, Page 3422 in the Office of the Register of Deeds of Forsyth County, North Carolina.

Nettie Amos Mabry died intestate on April 07, 2019 in Guilford County; see file # 2023-E-395 in the Office of the Clerk of Superior Court of Guilford County, North Carolina, and 23 E 2282 in the Office of the Clerk of Superior Couty of Forsyth County.

Casper Mabry died 07/02/2007 in Guilford County, North Carolina.

Submitted electronically by "wyatt Early Harris wheeler LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NOW, THEREFORE, the Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations 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 his right, title and interest in and to that property located in **FORSYTH COUNTY**, North Carolina, more particularly described as follows:

Being all of Lot 4, Map of Mary A. Gough Property, a plat of which is recorded in Plat Book 6, at page 37, in the Office of the Register of Deeds of Forsyth County, North Carolina.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to it to the Grantee in *fee simple*.

AND THE INDIVIDUAL GRANTOR HEIR covenants with the Grantee, that he is seized of the premises in *fee simple*; that he has the right to convey the same in fee simple; that title is marketable and free and clear of all encumbrances; **AND** he will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: *All rights of way, easements, and enforceable restrictions, if any, of record.*

AND THE Administrator covenants with the Grantee that the Executrix has done nothing to impair such title as Grantor received, and the Executrix will warrant and defend the title against the lawful claims of all persons claiming by, under or through the Executrix .

This conveyance is made subject to rights of way, easements, and restrictions of record; and current year's taxes to be prorated between Grantor and Grantee

The subject property _____ WAS or _____ WAS NOT the *primary residence* of **Nettie Amos Mabry**

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

Toney C. Amos (SEAL)
Toney C. Amos, Individually

Edna M. Amos (SEAL)
Edna M. Amos

Toney C. Amos (SEAL)
Toney C. Amos, The Administrator of The Estate of Nettie Amos Mabry

STATE OF North Carolina

COUNTY OF Guilford

I, Kristin S. Crowe, a Notary Public of the above state and county, certify that **TONEY C. AMOS, INDIVIDUALLY AND SPOUSE, EDNA M. AMOS AND TONEY C. AMOS, AS ADMINISTRATOR OF THE ESTATE OF NETTIE AMOS MABRY**, personally appeared before me this day and at the same time and place all of the following occurred : (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by me through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers, or signed the above document while in my physical presence, and while being personally observed by me doing so.

to 2/6/24
Date

Kristin S. Crowe
Notary Public
My Commission Expires: 10/21/28

