

2024006790 00140

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED

03/05/2024 04:28:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3795**PG: 3443 - 3446**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No.: 6823-01-9459.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 14, Fairview Estates

THIS DEED made this 4th day of March, 2024, by and between

GRANTOR

Barry S. Crews, Individually and as Executor of the Estate of
 Nina B. Martin 22 E 2049, joined by spouse, Lynn Crews; and
 Teresa P. Barnes and spouse, Terry Keith Barnes

Mailing Address: 109 Windsong Court
 King, NC 27021

GRANTEE

Paul G. Sheehan and Emery S. Bencini, a married couple

Property Address: 1608 Fairview Boulevard, Winston-
 Salem, NC 27127

Mailing Address: 1608 Fairview Boulevard
 Winston-Salem, NC 27127

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

See Exhibit "A" 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 2686, Page 4442, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 122, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

N
P

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.

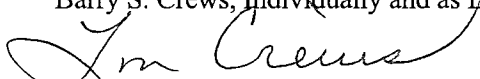
Title to the property hereinabove described is subject to the following exceptions:

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 Nina B. Martin



 Barry S. Crews, Individually and as Executor


 Lynn Crews

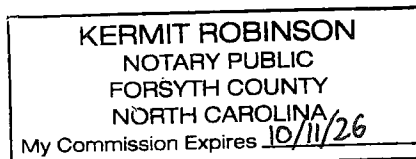
STATE OF NORTH CAROLINA
 COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Barry S. Crews, Individually and as Executor of the Estate of Nina B. Martin and Lynn Crews personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 4th day of March, 2024.


 Official Signature of Notary
 Printed or typed name of Notary

My Commission Expires: 10/11/26



Teresa P. Barnes

Teresa P. Barnes

Terry Keith Barnes

Terry Keith Barnes

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Teresa P. Barnes and Terry Keith Barnes personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 4th day of March, 2024.

[Signature]

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

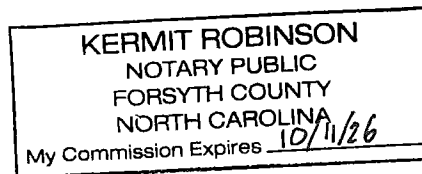


Exhibit "A"

BEING KNOWN and designated as Lot Number 14 as shown on the Map of Fairview Estates, Section No. 2, as recorded in Plat Book 17, Page 122 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 6823-01-9459.000

Property Address: 1608 Fairview Boulevard, Winston-Salem, NC 27127