

2024007883 00064FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$90.00PRESENTED & RECORDED
03/14/2024 12:13:25 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3796****PG: 4487 - 4499****NORTH CAROLINA GENERAL WARRANTY DEED**

\$90.00

Tax Parcel Number: 6837-66-2169.000

Return after recording to: Burge 514 S. Stratford Rd Suite 333, Winston Salem, NC 27103

Mail tax bills to Grantee: 13663 Providence Road, PMB283, Weddington, NC 28104

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Tax ID # 6837-66-2169.000

THIS DEED, made this the *14* day of *March*, 2024, by and between **Ella Brown, Administrator of the Estate of Joesph Leon Brown, Ricky Higgins, William Brown and wife, Cathy Brown, Carolyn Brown, Ryan Brown, Andrew Jordan Brown, Kristal Brown Hicks, Kayla Rogers and husband, Frederick W. Rogers, Jr., Larry Kiser and wife, Sylvia Kiser, Jimmy Kiser and wife, Tamara Kiser, and Maghan Kiser**, devisees hereinafter referred to as **Grantor**; and, **Tyndale Properties, a North Carolina limited liability company**, hereinafter referred to as **Grantee**, mailing address: 13663 Providence Road, PMB283, Weddington, NC 28104

WITNESSETH:

WHEREAS, **Joseph Leon Brown** (hereinafter referred to as Decedent) died on August 12, 2022 seized of the real property described below in fee simple. The Decedent died intestate and Ella Brown qualified as Administrator see Estate File Number 22E2467 Forsyth County Clerk of Court and,

WHEREAS, the notice to creditors having been published in 2022.

NOW, THEREFORE, 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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

For reference, see Deed Book 785, Page 101, Forsyth County Registry and the Estate of Joseph Leon

Ella Brown Administrator
(SEAL)
Ella Brown, Administrator

State of North Carolina County of Forsyth

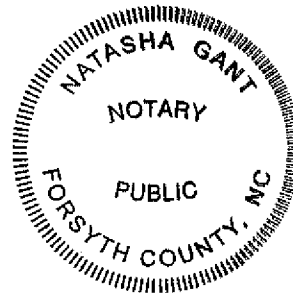
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Ella Brown, Administrator**

Date: 2/1/2024

Natasha Gant
Notary Public

Natasha Gant
printed or typed name of notary public

My Commission Expires: 3/6/2024




As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [], does not [x] include the primary residence of the Grantor(s).

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

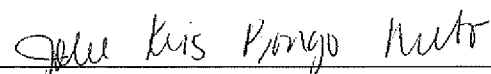
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

 (SEAL)
Ricky Higgins

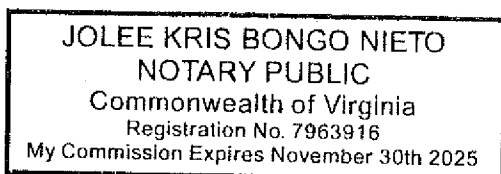
State of VA County of New Kent

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Ricky Higgins, unmarried**

Date: 2-21-2024


Notary Public
JOLEE KRIS BONGO NIETO
printed or typed name of notary public

My Commission Expires: November 30, 2025



Andrew Jordan Brown (SEAL)
Andrew Jordan Brown

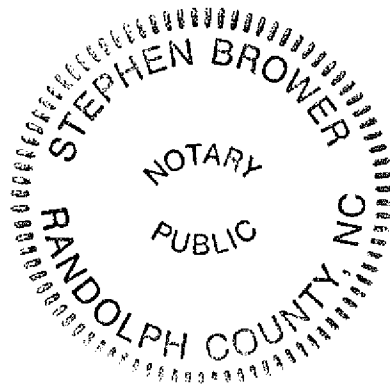
State of NC County of Guilford

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Andrew Jordan Brown, unmarried**

Date: 2-10-24

Steph Brown
Notary Public
Stephan Brower
printed or typed name of notary public

My Commission Expires: 12-17-2026



Jimmy Kiser (SEAL)
Jimmy Kiser

Tamera Kiser (SEAL)
Tamera Kiser

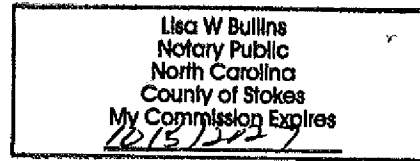
State of North Carolina County of Stokes

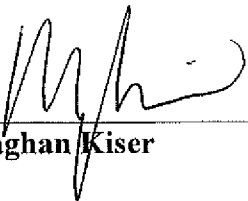
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Jimmy Kiser and wife, Tamera Kiser**

Date: 2/15/2022

Lisa W Bullins
Notary Public
Lisa W Bullins
printed or typed name of notary public

My Commission Expires: 10/5/2027

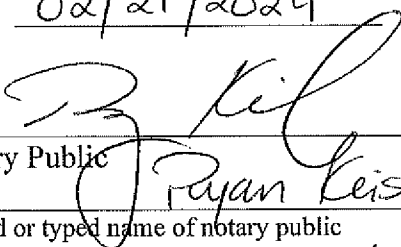


 (SEAL)
Maghan Kiser

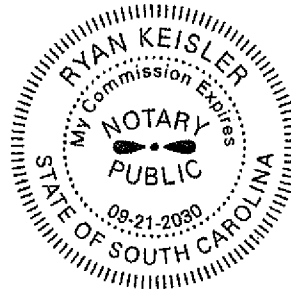
State of South Carolina County of Horry

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Maghan Kiser, unmarried**

Date: 02/21/2024


Notary Public
printed or typed name of notary public Ryan Keisker

My Commission Expires: 09/21/2030



William Brown (SEAL)
William Brown

Cathy Brown (SEAL)
Cathy Brown

State of North Carolina County of Johnston

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **William Brown and wife, Cathy Brown**

Date 02/19/2024

Farran Atkinson
Notary Public
Farran Atkinson
printed or typed name of notary public



My Commission Expires: 09/29/2026

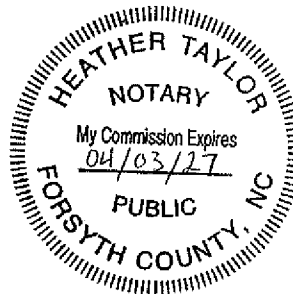
Kristal Brown Hicks (SEAL)
Kristal Brown Hicks

State of North Carolina County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Kristal Brown Hicks, divorced**

Date: 02/29/2024

Heather Taylor
Notary Public
Heather Taylor
printed or typed name of notary public



My Commission Expires: 04/03/2027

Kayla Bull Rogers
 Kayla Rogers

(SEAL)

Frederick W. Rogers, Jr.
 Frederick W. Rogers, Jr.

(SEAL)

State of North Carolina County of Union

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Kayla Rogers and husband, Frederick W. Rogers, Jr.**

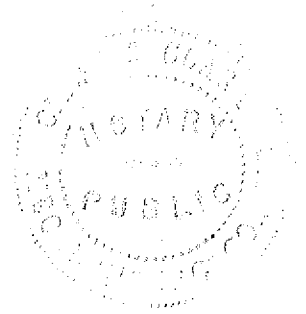
Date: 2/21/2024

Cheri S. Clark

Notary Public

Cheri S. Clark
 printed or typed name of notary public

My Commission Expires: 10/30/2025



Larry Kiser (SEAL)
Larry Kiser

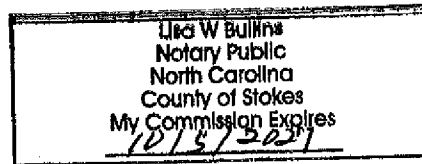
Sylvia Kiser (SEAL)
Sylvia Kiser

State of North Carolina County of Stokes

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Larry Kiser and wife, Sylvia Kiser**

Date: 2/14/2024

Lisa W Bullins
Notary Public
Lisa W Bullins
printed or typed name of notary public



My Commission Expires: 10/5/2027

Ryan Brown (SEAL)
Ryan Brown

State of NORTH CAROLINA County of Mecklenburg

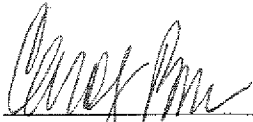
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Ryan Brown, unmarried**

Date: MARCH 6, 2024

Elizabeth Ann Westbay
Notary Public
Elizabeth Ann Westbay
printed or typed name of notary public

My Commission Expires: 10/23/2024



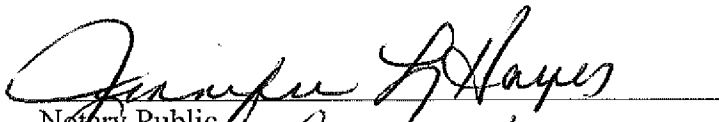

Carolyn Brown

(SEAL)

State of North Carolina County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Carolyn Brown, unmarried**

Date: 3/12/24


Notary Public
Jennifer L Hayes
printed or typed name of notary public

JENNIFER L. HAYES
Notary Public - North Carolina
Forsyth County

My Commission Expires: 11-18-2025

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 489, as shown on the map of Montview, as recorded in Plat Book 1, page 106(4), in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.

Property Address: 4401 Tise Avenue, Winston-Salem, NC 27105

PIN #: 6837-66-2169.000