

2024008801 00139

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$360.00
PRESENTED & RECORDED
03/21/2024 02:09:56 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3798
PG: 604 - 605

Excise Tax \$360.00

Recording Time, Book and Page

Tax Lot No. Parcel Identifier No 6843-36-1896.000

This instrument was prepared by Jeffrey J. Berg, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

This instrument was prepared without benefit of title examination.

Brief Description for the index Tract One, 0.75048 acres, PB 77, PG 24

EXECUTOR’S SPECIAL WARRANTY DEED

THIS DEED made March 18, 2024, by and between

GRANTOR	GRANTEE
Aaron Lee Whisenhunt, Executor of the Estate of Judy Whisenhunt 2122 Morning Star Lane Winston-Salem, NC 27107	Mohamed Gaber Mohamed Abdallah Essa 2140 Morning Star Lane Winston-Salem, NC 27107
Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.	

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, Judy Hoffman Whisenhunt died testate on 3/12/2017, at the time of her death claims were filed, but no estate was done, when the heirs tried to sell the property, the claims were noted and estate 17 E 753 was opened, subsequently Special Proceeding 23 SP 548 was filed, an Order Granting Possession, Custody and Control of Real Property to Executor was granted on November 8, 2023 allowing the Executor to sale by private sale, the report of private sale was filed and posted on January 22, 2024, their were no upset bids filed and an Order of Confirmation (Tract One) was entered by Resident Superior Court Judge Eric C. Morgan and the Assistant Clerk of Superior Court Nelia Willis on March 13, 2024.

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

BEING all of TRACT ONE, containing 0.75048 acres, as shown on Plat Map for Aaron Lee Whisenhunt, as recorded in Plat Book 77, Page 24, in the Office of the Register of Deeds for Forsyth County, North Carolina, which is incorporated herein by reference.

See Estate of Judy Huffman Whisenhunt, in the Office of the Clerk of Court for Forsyth County, Estates Division, file 17E753. For further reference see Deed Book 2864, page 117, Forsyth County Registry. Subject to any deeds or easements or encroachments that would be disclosed by a full title examination and/or survey.

Executor’s Special Warranty Deed – North Carolina


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 has done nothing to impair such title as Grantor received and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor (except for the exceptions stated above) and no further.

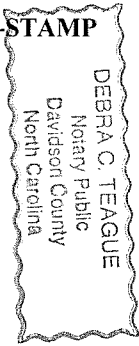
Title to the property hereinabove described is subject to the following exceptions:

This property has has not XXXX been used as the primary residence of the Grantor. NCGS§105-317.2.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written


 _____ (SEAL)
Aaron Lee Whisenhunt, Executor
Estate of Judy Huffman Whisenhunt

SEAL-STAMP

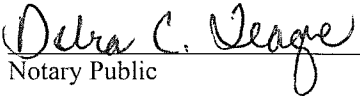


STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Debra C. Teague, a Notary Public of said County, do hereby certify that **Aaron Lee Whisenhunt, Executor of the Estate of Judy Huffman Whisenhunt**, personally appeared before me this day, and being by me duly sworn, executed the foregoing instrument.

Witness my hand and notarial seal/stamp, this the 18 day of **March, 2024**.

My Commission Expires: 7/14/2026



 Notary Public