

**2024008975 00119**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$527.00**

PRESENTED & RECORDED  
 03/22/2024 01:37:13 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3798**  
**PG: 1600 - 1608**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$527
Parcel ID:	6817-47-1512.000
Mail/Box to:	Grantee
Property Address:	3338 Linda Circle, Winston-Salem, NC 27106
Prepared by:	This instrument, prepared by Darren S. Cranfill, 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. No closing or title search
Brief description for the Index:	Lot 40 Windsor Forest Section 2

THIS GENERAL WARRANTY DEED ("Deed") is made on the 18 day of March, 2024, by and between:

GRANTOR	GRANTEE
<p>Shaun Kelly, Administrator                      Shaun Kelly and spouse,                      Debra Kelly                      PO Box 175                      Vilas, NC 28692</p> <p>Michael J. Kelly, unmarried                      5570 Regent Village Dr.                      Winston-Salem, NC 27103</p> <p>Jeffrey J. Kelly and spouse,                      Margaret Kelly                      900 SE Centerpointe Dr. Apt O 104                      Corvallis, OR 97333</p> <p>Seth Anderson and spouse,                      Nicolette Anderson                      1381 S. Friendship Rd.                      Germanton, NC 27019</p> <p>Alex Anderson and spouse,                      Kelsey Hayes-Anderson                      998 Country Line Rd.                      Laurel Springs, NC 28644</p>	<p>Antionette Olivia Dean                      3338 Linda Circle                      Winston-Salem, NC 27106</p>

**The above Grantors being the Executor and all of the heirs of Lillian J. Kelly (Forsyth County Estate File 23E2265)**

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED  
BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor in Forsyth County Estate File# 23E2265

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Book 19, Page 89.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

**All easements and restrictions of record and 2024 property taxes pro-rated to date of closing.**

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

**See Attached for signature pages**

Shaun Kelly, Executor  
Shaun Kelly Administrator

STATE OF North Carolina COUNTY OF Ashe

I Alicia J. Roberts a Notary of the State of North Carolina and County of Ashe, certify that the following person(s) personally appeared before me on the 13<sup>th</sup> day of March, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Shaun Kelly

Witness my hand and official seal, this 13<sup>th</sup> day of March, 2024

Affix Notary Seal/Stamp

Alicia J Roberts  
NOTARY PUBLIC  
Ashe County  
North Carolina  
My Commission Expires October 25, 2027

Alicia J Roberts  
(Official Signature of Notary Public)

Alicia J. Roberts  
(Notary's printed or typed name)

My Commission Expires: Oct. 25, 2027

Shaun Kelly  
Shaun Kelly

Debra Kelly  
Debra Kelly

STATE OF North Carolina - COUNTY OF Ashe

I Alicia J. Roberts a Notary of the State of NC and County of Ashe, certify that the following person(s) personally appeared before me on the 13<sup>th</sup> day of March, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Shaun Kelly and Debra Kelly

Witness my hand and official seal, this 13<sup>th</sup> day of March, 2024

Affix Notary Seal/Stamp

Alicia J Roberts  
NOTARY PUBLIC  
Ashe County  
North Carolina  
My Commission Expires October 25, 2027

Alicia J. Roberts  
(Official Signature of Notary Public)

Alicia J. Roberts  
(Notary's printed or typed name)

My Commission Expires: Oct. 25, 2027

*Michael J. Kelly*

Michael J. Kelly

STATE OF NC - COUNTY OF Forsyth

I Sandra Lee Peduto a Notary of the State of NC and County of Forsyth, certify that the following person(s) personally appeared before me on the 18 day of March, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Michael J. Kelly

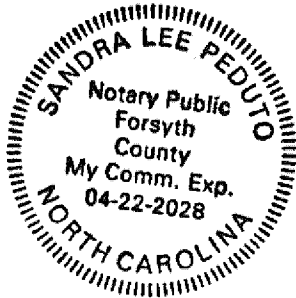
Witness my hand and official seal, this 18 day of March, 2024

Affix Notary Seal/Stamp

Sandra Lee Peduto  
(Official Signature of Notary Public)

Sandra Lee Peduto  
(Notary's printed or typed name)

My Commission Expires: April 22 2028



[Signature]  
Jeffrey J. Kelly

[Signature]  
Margaret Kelly

STATE OF OREGON . COUNTY OF Benton

I Lisa Anne Ammann a Notary of the State of OREGON and County of Benton, certify that the following person(s) personally appeared before me on the 14<sup>th</sup> day of March, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Jeffrey J. Kelly and Margaret Kelly

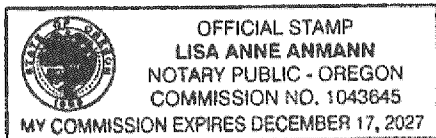
Witness my hand and official seal, this 14<sup>th</sup> day of March, 2024

Affix Notary Seal/Stamp

[Signature]  
(Official Signature of Notary Public)

Lisa Anne Ammann  
(Notary's printed or typed name)

My Commission Expires: 12-17-2027



Seth Anderson  
Seth Anderson

Nicolette Anderson  
Nicolette Anderson

STATE OF NC - COUNTY OF Forsyth

I, Sandra Lee Peduto a Notary of the State of NC and County of Forsyth, certify that the following person(s) personally appeared before me on the 13 day of March, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Seth Anderson and Nicolette Anderson

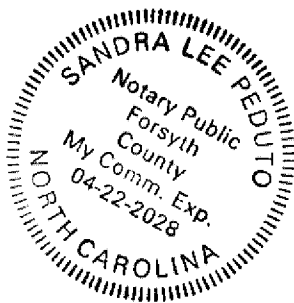
Witness my hand and official seal, this 13 day of March, 2024

Affix Notary Seal/Stamp

Sandra Lee Peduto  
(Official Signature of Notary Public)

Sandra Lee Peduto  
(Notary's printed or typed name)

My Commission Expires: April 22, 2028



Alex Anderson

Alex Anderson

Kelsey Hayes Anderson

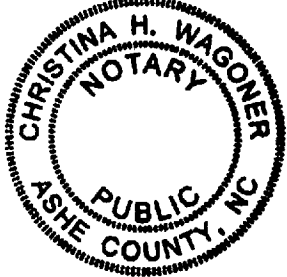
Kelsey Hayes Anderson

STATE OF North Carolina - COUNTY OF Ashe

I Christina H. Wagoner a Notary of the State of North Carolina and County of Ashe, certify that the following person(s) personally appeared before me on the 13th day of March, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Alex Anderson and Kelsey Hayes Anderson

Witness my hand and official seal, this 13th day of March, 2024

Affix Notary Seal/Stamp



Christina H. Wagoner  
(Official Signature of Notary Public)

Christina H. Wagoner  
(Notary's printed or typed name)

My Commission Expires: 8/18/2026



**Exhibit "A"**

**BEING KNOWN and designated as Lot Number 40, as shown on the Map of WINDSOR FOREST, Section 2,  
as recorded in Plat Book 19, page 89, in the Forsyth County Registry, North Carolina.**