

2024016653 00098FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1400.00

PRESENTED & RECORDED

05/23/2024 12:42:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3808

PG: 139 - 141

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,400.00

Parcel Identifier No.: 6807-83-6887 (Tax Block 6295, Lot 075)

Mail tax bills to Grantee: 166 Mallard Glen Circle, Winston-Salem, NC 27106

This instrument prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lot 75, Greenbriar Farm, Phase II

THIS DEED, made this the 2nd day of May, 2024, by and between **Mary Hilliard F. Moran, Trustee of the Diane L. Fowler Living Trust dated January 6, 2023**, and **Mary Hilliard F. Moran, as Executor of the Estate of Diane L. Fowler**, hereinafter collectively referred to as **Grantor**; and **Anthony Patella and wife, Melanie Patella** (mailing address: 166 Mallard Glen Circle, Winston-Salem, NC 27106), hereinafter collectively referred to as **Grantee**.

WITNESSETH:

WHEREAS, Diane L. Fowler, unmarried (hereinafter referred to as the "Decedent") died on February 22, 2024 seized of the real property described below in fee simple, and the Last Will and Testament of the Decedent has been duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 24 E 506; and,

WHEREAS, Article V, Section A of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will") appointed Mary Hilliard F. Moran as Executor of the Estate and she has so qualified; and,

WHEREAS, Item IV of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to the Trustee of the Diane L. Fowler Living Trust dated January 6, 2023; and,

WHEREAS, notice to creditors of the estate was published as required by NCGS 28A-14-1.

Submitted electronically by "Kangur & Porter, 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 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:

Being known and designated as Lot Number 75 as shown on the plat of Greenbriar Farm, Phase II, Section Three, as recorded in Plat Book 40, Page 98 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 166 Mallard Glen Circle, Winston-Salem, NC 27106

The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the Decedent by instrument recorded in Book 3306, Page 3741, Forsyth County Registry and the Grantor acquired title through the estate of the Decedent (24 E 506, Forsyth County).

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.

(signature on following pages)

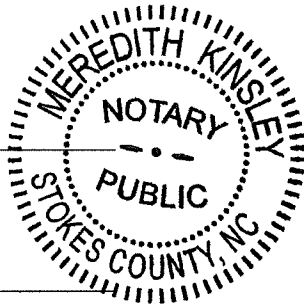
Mary Hilliard F. Moran as Trustee of the Diane L. Fowler Living Trust
(SEAL)
Mary Hilliard F. Moran, as Trustee of the Diane L. Fowler Living Trust dated January 6, 2023; and as Executor of the Estate of Diane L. Fowler

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:
Mary Hilliard F. Moran, in her capacity as Trustee of the Diane L. Fowler Living Trust dated January 6, 2023; and, as Executor of the Estate of Diane L. Fowler

Date: May 22, 2024

Meredith Kinsley
Notary Public



Meredith Kinsley
printed or typed name of notary public

My Commission Expires: Sept. 17, 2027