

2024017527 00192

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
 05/30/2024 04:44:24 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3809
PG: 529 - 533

This instrument prepared by: Samantha N. Smith of Citrin & Whitman, PA, 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.

MAIL TO: Grantee:

Drafted by: Samantha N. Smith of Citrin & Whitman, P.A., 22 Winston Street, Thomasville, NC, 27360

Prepared without the Benefit of a Title Exam

NORTH CAROLINA
 FORSYTH COUNTY

Parcel ID # 6867-68-5094
 Stamps: \$ 250.00

EXECUTOR DEED

THIS DEED, made this 13th day of May, 2024, by and between Joshua Willie Stafford as Executor of the Estate of Curtis Wade Stafford, of 3936 Justin Brook Lane, Walkertown, NC 27051 hereinafter called Grantor; and JCMNC LLC of 3203 Farmridge Ct., Greensboro, NC 27410, hereinafter called Grantee.

WITNESSETH:

WHEREAS, Curtis Wade Stafford, Sr., died January 11th, 2024, a resident of Forsyth County, and the Last Will and Testament of Curtis Wade Stafford has been duly probated and is recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, Estate File Number 2024 E 691, and;

WHEREAS, the Last Will and Testament of Curtis Wade Stafford, Sr. appointed Joshua Willie Stafford, to serve as Executor of the Estate, and he has so qualified, and;

WHEREAS, a Notice to Creditors was first published on May 2, 2024, and;

WHEREAS, the decedent owned real property in Forsyth County, North Carolina, and;

WHEREAS, there are sufficient assets in the Estate to pay all debts, claims and costs of administration;

Submitted electronically by "Barker Law, P.C."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WHEREAS, The Last Will and Testament of Curtis Wade Stafford, Sr. directed in Article V that all of the residue of his property whether, real or personal, be sold by his Executor at either public or private sale.

NOW THEREFORE, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, have given, granted, bargained, sold and conveyed and by these presents do give, grant, bargain, sell convey and confirm unto Grantee, their heirs and/or successors and assigns in fee simple, the following described property, located in Forsyth County, North Carolina:

This conveyance is subject to easements, rights of way and restrictive covenants of record, if any, and to ad valorem taxes for the current year, which will be prorated on the date of closing.

FOR A FULL AND COMPLETE DESCRIPTION PLEASE SEE EXHIBIT "A" WHICH IS ATTACHED AND INCORPORATED HERETO.

This property is commonly known as 3825 Old Hollow Road, Kernersville, NC 27284

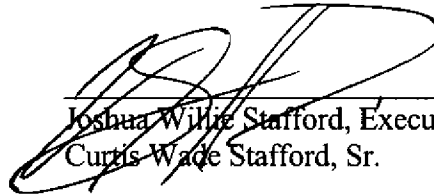
TO HAVE AND TO HOLD the above described premises, with all appurtenances thereunto belonging unto Grantee, its heirs and/or successors and assigns in fee simple.

Joshua Willie Stafford covenants with Grantee that he 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 he will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated above.

The Executor of the Estate of Curtis Wade Stafford, Sr. does covenant that he has not placed or suffered to be placed any presently existing lien or encumbrance on said property, and that he will warrant and defend title to the same against the lawful claims of all persons claiming by, through, under or on account of him as Executor of the Estate of Curtis Wade Stafford, Sr., insofar as it is his duty to do so by virtue of his office as Executor of the Estate of Curtis Wade Stafford, Sr., as aforesaid, and no further.

IN WITNESS WHEREOF, Grantor has hereunto set, or cause to be set, his hand and seal the day and year first above written.

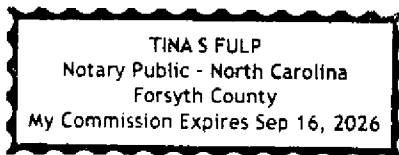
Signature pages to follow

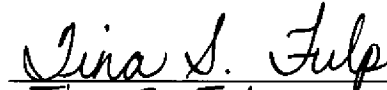
 Executor (SEAL)
 Joshua Willie Stafford, Executor of the Estate of
 Curtis Wade Stafford, Sr.

NORTH CAROLINA
Forsyth COUNTY

I, Tina S. Fulp, a Notary Public of Forsyth County, North Carolina, do hereby certify that Joshua Willie Stafford as Executor of the Estate of Curtis Wade Stafford, Sr. personally appeared before me this day and voluntarily acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 13th day of May, 2024.




Tina S. Fulp, Notary Public

My Commission Expires: 9-16-2026

Exhibit "A"

Tract One:

Being all of that certain 0.119 acre parcel of land lying in Kernersville Township, Forsyth County, North Carolina; and bounded by natural boundaries and/or lands owned by and/or in possession of persons, as follows: on the north by Freedom Wesleyan Church, Inc., and on the south by Curtis W. Stafford and wife Mary C. Stafford; said parcel being particularly described by courses (according to the North Carolina Grid System) and distances according to a survey and plat prepared by H. Stephen Bowers Professional Land Surveyor No. L-2455, dated June 7, 1999, to which reference is hereby made, as follows:

Commencing at Town of Kernersville horizontal control monument, GPS "ROBERSON", having North Carolina Grid System coordinates of North 875,650.463 (feet) and East 1,667,016.722 (feet) as per the North American Datum of 1983; thence North 16 Degrees, 23 Minutes, 26 Seconds West a distance of 2,657.74 feet to a 1" outside diameter found existing iron pipe, 14" subsurface, in the easterly right of way line (thirty feet from center line) of N.C. Highway No. 66 Old Hollow Road, the southwesterly and northeasterly corner, respectively, of Sue G. Reid (see Deed Book 95 Page 97 of the Forsyth County Registry) and Freedom Wesleyan Church, Inc. (see Deed Book 1869 Page 1383 of said Registry); thence with said easterly right of way line South 21 Degrees, 26 Minutes, 00 Seconds East a distance of 100.45 feet to a 5/8" outside diameter found existing solid iron, " re-bar ", 10" subsurface, the northwesterly corner of Curtis W. Stafford and wife Mary C. Stafford (see Deed Book 853 Page 315 QCD and Deed Book 853 Page 316 of said Registry); thence with the southerly and northerly line of said Freedom Wesleyan Church, Inc. and said Curtis W. Stafford and wife Mary C. Stafford South 87 Degrees, 30 Minutes, 40 Seconds East, 144.09 feet, to a point in a new property line between said Freedom Wesleyan Church, Inc. and said Curtis W. Stafford and wife Mary C. Stafford, and being the true point of BEGINNING:

Thence new lines crossing the lands of said Freedom Wesleyan Church, Inc., the following three (3) calls: (1) thence North 75 Degrees, 18 Minutes, 55 Seconds East, 82.66 feet, to a 7/8" outside diameter set new iron pipe, 2" high; (2) thence South 83 Degrees, 24 Minutes, 20 Seconds East, 119.30 feet, to a 7 /8" outside diameter set new iron pipe, flush; (3) thence South 83 Degrees, 34 Minutes, 10 Seconds East, 230.85 feet, to a 1" outside diameter found existing iron pipe, 4" high, 10 feet easterly of the center line of a branch, the northeasterly corner of said Curtis W. Stafford and wife Mary C. Stafford; thence with the northerly line of said Curtis W. Stafford and wife Mary C. Stafford North 87 Degrees, 30 Minutes, 40 Seconds West, 428.28 feet, to the true point of BEGINNING.

The above described 0.119 acre parcel is generally designated as being a southerly portion of tax lot 16C of tax block 5421 of Forsyth County Tax Maps as presently constituted;

The above description was prepared by H. Stephen Bowers Professional Land Surveyor No. L-2455, June 9, 1999.

FOR REFERENCE SEE: that deed recorded in Deed Book 1869 Page 1383 of the Forsyth County Registry and Deed Book 2097, Page 1407, Forsyth County Registry.

Tract Two:

BEGINNING at a flat iron located in the eastern margin of the right of way of Old Hollow Road (N.C. Highway 66), said iron being the northwest corner of Sidney B. Walters, now or formerly (Deed Book 1164, page 79, Forsyth County Registry); thence from said beginning point and running along the eastern margin of the right of way of Old Hollow Road (N.C. Highway 66) North 18 deg. 49' 00" West 124.90 feet to an iron pipe, the southwest corner of Freedom Wesleyan Church (Deed Book 878, page 293, Forsyth County Registry); thence along a line with Freedom Wesleyan Church South 84 deg. 51' 41" East 572.42 feet to an iron pipe, a corner with Freedom Wesleyan Church; thence along a line with Freedom Wesleyan Church South 07 deg. 01' 46" West 114.20 feet to an iron pipe, corner with Sidney B. Walters (Deed Book 1762, page 1346, Forsyth County Registry); thence along a line with Walters (Deed Book 1164, page 79, Forsyth County Registry) North 84 deg. 51' 42" West 517.94 feet to the point and place of BEGINNING, containing approximately 1.429 acres according to a survey prepared by Larry L. Callahan, R.L.S. dated November 10, 1995 and designated as Job No. 8372-1.

The above-described property is also known as Tax Lot 16B, Block 5421, on the Forsyth County Tax Maps as currently comprised.

Less and except that 0.052 acre parcel as shown on Plat of Survey For Freedom Wesley Church, Inc. attached to Deed Recorded in Deed Book 2097, Page 1404, Forsyth County Registry.