

**2024021239 00026**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$304.00**

PRESENTED &amp; RECORDED

06/28/2024 08:40:25 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3813

PG: 3641 - 3647

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$304.00

Parcel Identifier No. 6818-00-0281.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange

*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: 1ac legal / 0.91ac tax office

THIS DEED made the 25 day of June, 2024, by and between

GRANTOR	GRANTEE
Lynn R. Shouse, Executor of The Estate of Cyril E. Shouse	Zameen Estates LLC <i>a North Carolina Limited Liability Company</i>
Lynn R. Shouse and spouse, Ronald E. Shouse	
Darrell G. Shouse and spouse, Marilyn Clark Shouse	
Grantor Address: <u>3330 Wide Country Rd</u> <u>Pfafftown, NC 27040</u>	Property Address: 5504 Winona Street Winston-Salem, NC 27106

*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.*

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 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 and incorporated by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

submitted electronically by "Orenstein Law PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The subject property was acquired by Cyril E. Shouse Jr. and wife, LaRue H. Shouse on or about January 29, 1949, by instrument recorded in the Forsyth County Register of Deeds in Book 594, at Page 65. LaRue H. Shouse died on or about February 20, 2017 (reference Forsyth County, NC Death Certificate - Book 125, Page 1176). Cyril Edward Shouse, Jr. died testate on or about July 24, 2023 (reference Stokes County, NC Death Certificate Book 81, Page 234). The Last Will and Testament of Cyril Edward Shouse Jr. devised the subject property to Ronald Edward Shouse and Darrell Gray Shouse. The Estate of Cyril Edward Shouse, Jr. is open (reference Forsyth County, NC Estate File 23 E 1815) and Lynn Shouse as Executor of said will join in the conveyance of the subject property to convey any interest of said estate.

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 easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

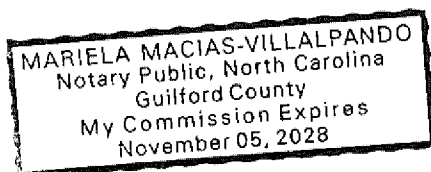
Darrell G. Shouse (SEAL)  
Darrell G. Shouse

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Darrell G. Shouse personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 25 day of JUNE, 2024.



Mariela Macias V  
Mariela Macias V Notary Public  
My commission expires: 11/05/2028

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

The Estate of Cyril E. Shouse

By: *Lynn R. Shouse* (SEAL)  
 Lynn R. Shouse, *Individually and as the Executor of The Estate of Cyril E. Shouse*

---

STATE OF NC  
 COUNTY OF FORSYTH

I, Mariela Macias V, Notary Public, do hereby certify that Lynn R. Shouse, Individually and as the Executor of The Estate of Cyril E. Shouse personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 25 day of JUNE, 2024.

*Mariela Macias V*  
 Official Signature of Notary  
 Printed or typed name of Notary  
Mariela Macias V

My Commission Expires:  
11/05/2028

MARIELA MACIAS-VILLALPANDO Notary Public, North Carolina Guilford County My Commission Expires November 05, 2028
--

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

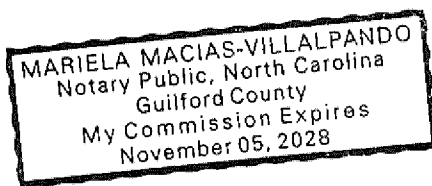
 (SEAL)  
Ronald E. Shouse

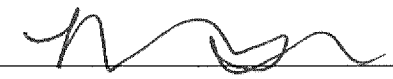
STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Ronald E. Shouse personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 25 day of June, 2024.



  
Mariela Macias V Notary Public  
My commission expires: 11/05/2028

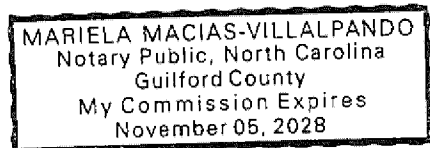
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Marilyn Clark Shouse (SEAL)  
Marilyn Clark Shouse

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Marilyn Clark Shouse personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 25 day of June, 2024.



Manelamariasv  
Manelamariasv Notary Public  
My commission expires: 11/05/2028

**Exhibit "A"**

**Property of Zameen Estates LLC, a North Carolina Limited Liability Company  
5504 Winona Street**

Beginning at an iron stake on the south side of Shouse Street, which iron stake being N 73° 22'E 955.5 feet northeastwardly of an iron stake the old northwest corner of J.C. Shouse 53.0 acre tract; which beginning point being S 73° 22' W 300.0 feet south westwardly of an iron stake William Shouse northwest corner of his 1.00 acre tract, the foresaid beginning corner being a new corner of J.C. Shouse, running thence with J.C. Shouse the following four new courses and distances: N 73° 22' E along the south side of Shouse Street 150.0 feet to an iron stake a new corner; thence S 16° 38' W 275.4 feet to an iron stake a new corner; thence S 73° 22' W 150.0 feet to an iron stake; and S 16° 38' E 275.4 feet to the point of beginning. Containing 1.00 acres more or less, including a strip of Shouse Street 15 feet by 150.0 feet for the old line of J.C. Shouse lies along the center of Shouse Street. Being known and designated as a 1.00 acre tract from J.C. Shouse's 53.0 acre tract deeded to him by J.C. Shouse and wife A.E. Shouse which deed being recorded in deed book 113 at page 89 in Register of Deeds Office Forsyth County Court House Winston-Salem, N.C.

The subject property is the same as that property described in Deed Book 594, Page 65, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6818-00-0281.000 on the Forsyth County Tax Maps.