

2024025225 00100
 FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$430.00
 PRESENTED & RECORDED
 07/30/2024 01:28:38 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3818
PG: 3287 - 3290

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$430.00
Parcel ID:	6824-37-4695.000
Mail/Box to:	Grantee
Property Address:	1412 Miller St., Winston-Salem, NC 27103
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.
Brief description for the Index:	Western portion Lot 7 E.C. Alspaugh

THIS GENERAL WARRANTY DEED ("Deed") is made on the 30 day of July, 2024, by and between:

GRANTOR	GRANTEE
<p>James Ricky Nelson , widower 608 Trevis Lane Wilmington, NC 28412</p> <hr/> <p>Carmen Michelle Henderson aka Michelle M. Henderson, widow 411 Davie Ave. Winston-Salem, NC 27103</p> <p>Michelle M. Henderson as Executrix of Estate of James Melvin Nelson 24E228</p>	<p>Luxor Construction, LLC 1043 Mill Drive Winston-Salem, NC 27127</p>

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 by Estate of James Melvin Nelson Forsyth County Estate file 24E228. See also instrument recorded in Book 974, Page 451.

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 ___ Page ___.

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.

James Ricky Nelson (Seal)
James Ricky Nelson

STATE OF NORTH CAROLINA - COUNTY OF Forsyth

I, Sandra Lee Pecuto, a Notary of the State of North Carolina and County of Forsyth, certify that the following person(s) personally appeared before me on the 30 day of July, 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): James Ricky Nelson

Witness my hand and official seal, this 30 day of July, 2024

Affix Notary Seal/Stamp



Sandra Lee Pecuto
(Official Signature of Notary Public)
Sandra Lee Pecuto
(Notary's printed or typed name)
My Commission Expires: April 22, 2028

Carmen Michelle Henderson (Seal)
Carmen Michelle Henderson

STATE OF NORTH CAROLINA COUNTY OF Forsyth

I, Sandra Lee Peduto, a Notary of the State of North Carolina and County of Forsyth certify that the following person(s) personally appeared before me on the 30 day of July 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Carmen Michelle Henderson

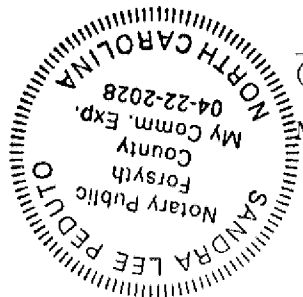
Witness my hand and official seal, this 30 day of July, 2024

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



Michelle M. Henderson (Seal)
Michelle M. Henderson Executrix

STATE OF NORTH CAROLINA COUNTY OF Forsyth

I, Sandra Lee Peduto, a Notary of the State of North Carolina and County of Forsyth certify that the following person(s) personally appeared before me on the 30 day of July 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Michelle M. Henderson

Witness my hand and official seal, this 30 day of July, 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

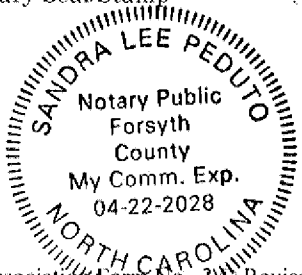


EXHIBIT A

Legal Description

BEGINNING AT AN IRON STAKE ON THE WEST SIDE OF MILLER STREET AND BEING THE SOUTHEAST CORNER OF LOT NO. 6 AS SHOWN ON THE MAP OF THE E. C. ALSPAUGH PROPERTY AS RECORDED IN PLAT BOOK 11, PAGE 112, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, AND RUNNING THENCE SOUTH 3 DEG. 15' WEST 62 FEET TO AN IRON STAKE, BEING THE NORTHEAST CORNER OF LOT NO. 8 OF THE AFOREMENTIONED PROPERTY; THENCE RUNNING NORTH 89 DEGS. 19' WEST 200 FEET TO AN IRON STAKE; THENCE NORTH 3 DEG. 15' EAST 62 FEET TO AN IRON STAKE; THENCE SOUTH 89 DEG. 19' EAST 200 FEET TO AN IRON STAKE, THE POINT AND PLACE OF BEGINNING AND BEING THE EASTERN PORTION OF LOT NO. 7 AS SHOWN ON THE AFOREMENTIONED MAP