

2024026101 00181

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$390.00

PRESENTED & RECORDED
08/05/2024 03:10:38 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3819
PG: 3927 - 3928

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$390.00

Parcel Identifier No.: 6825-97-0447 (Block 0110, Lot 013)

Mail tax bills to Grantee: 833 Pilot View Street, Winston-Salem, NC 27101

This instrument was 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 13, J.C. Hurley property

THIS DEED, made this the 31 day of July, 2024, by and between **Naomi Remy, Executor of the Estate of Sarah Jeanne Remy**, hereinafter referred to as **Grantor**; and, **Derek Alexander Madden** (unmarried), hereinafter referred to as **Grantee** (mailing address: 833 Pilot View Street, Winston-Salem, NC 27101).

WITNESSETH:

WHEREAS, Sarah Jeanne Remy, unmarried (hereinafter referred to as the "Decedent") died on February 13, 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 595; and,

WHEREAS, Article 10 of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will") appointed Naomi Remy as Executor of the Estate and she has so qualified; and,

WHEREAS, Article 7 of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to the Executor of the Decedent's Estate with the direction that such assets be sold and the proceeds distributed as directed by the Decedent's Last Will and Testament; and,

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

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 13, as shown on the map of property of J.C. Hurley, as recorded in Plat Book 13, Page 82, 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: 833 Pilot View Street, Winston-Salem, NC 27101

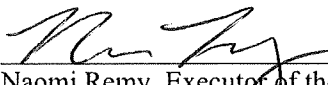
The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the Decedent by instrument recorded in Book 2657, Page 450, Forsyth County Registry and the Grantor acquired title through the estate of the Decedent (24 E 595, 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.**

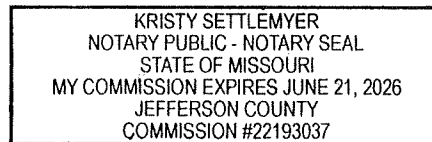
IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

 _____ (SEAL)
Naomi Remy, Executor of the
Estate of Sarah Jeanne Remy

State of Missouri, County of Jefferson

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: **Naomi Remy
Executor of the Estate of Sarah Jeanne Remy**

Date: 7/31/24



 _____
Notary Public

Kristy Settemyer
printed or typed name of notary public

My Commission Expires: 6-21-26