

2024028536 00180

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$257.00

PRESENTED & RECORDED
 08/23/2024 04:16:43 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3823
PG: 205 - 206

Excise Tax: \$ 257.00

Recording Time, Book and Page

Parcel ID: 6825-40-1091.000

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index: **Lot 2 as shown on the map of the Property of Dan A. Lynch**

NORTH CAROLINA BENEFICIARY AND ADMINISTRATOR'S GENERAL WARRANTY DEED

This Conveyance is insured by a title policy issued by Sterling Title Company, LLC
 THIS DEED made this 2 day of August, 2024 by and between

GRANTOR	GRANTEE
<p>Kevin W. Benson, individually and as Administrator of the Estate of Cynthia Tate Benson; and spouse, Stacey Benson</p> <p>2315 Adams Farm Pkwy., Greensboro, NC 27407</p> <p>_____ If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GSI05-317.2)</p>	<p>TriOaks Capital, LLC, a Texas limited liability company</p> <p><u>Property Address:</u> 1049 Irving St., Winston-Salem, NC 27103</p> <p><u>Mailing Address:</u> 5171 Glenwood Ave., Ste 460 Raleigh, NC 27612</p> <p>((to verify that your name(s), status and mailing address are correct, please initial _____))</p>

WITNESSETH:

WHEREAS, Cynthia Tate Benson died a resident of Forsyth County, North Carolina and his interest in the Property described below passed by the laws of the state of North Carolina to Kevin W. Benson (the "Beneficiary"); and

WHEREAS, Kevin W. Benson has been granted Letters of Administration on behalf of the Estate of Cynthia Tate Benson (the "Estate") (See File No. 23-E-2319,, Forsyth County Superior Court, Estates Division), and does hereby join in this Deed to evidence his consent to the conveyance of the Property as required by the North Carolina General Statutes Section 28A-17-12, the first Notice to Creditors having been published prior to the date hereof; and

WHEREAS, Stacey Benson is the spouse of the married beneficiary;

NOW, THEREFORE, each of the Grantors, for and in consideration of the sum of \$10.00 and other good and valuable consideration to him or her in hand paid by the Grantee, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey, and confirm unto Grantee, their heirs and/or successors and assigns in fee simple, the real property located in Forsyth County, North Carolina, more particularly described as follows:

Being all of Lot 2 as shown on the map of the Property of Dan A. Lynch recorded in Plat Book 11, Page 166, Forsyth County Registry.

TO HAVE AND TO HOLD the above-described appurtenances thereto belonging unto Grantee, her heirs and/or successors and assigns in fee simple.

And the Grantors covenant with the Grantee that they are seized of the premises in fee simple, and have the right to convey the same in fee simple, that the title is marketable and free and clear of encumbrances, and that they will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following exceptions:

1. Subject to ad valorem taxes for the year 2024 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Forsyth County Registry.

The Administrator and the Spouse give no warranties of title in said capacities.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

Kevin W. Benson

Kevin W. Benson, individually, and as Administrator of the Estate of Cynthia Tate Benson

Stacey Benson

Stacey Benson

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, a Notary Public, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing instrument: **Kevin W. Benson, individually, and as Administrator of the Estate of Cynthia Tate Benson; and Stacey Benson**

WITNESS my hand and official stamp or seal, this the 21 day of Aug, 2024.



James Branly
Notary Public
My Commission expires: 4/30/28