

**2024030016 00066**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$130.00**

PRESENTED &amp; RECORDED

09/05/2024 12:14:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3824

PG: 4014 - 4021

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

PARCEL IDENTIFIER NO. 6827-57-3843

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024  
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSINGRETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105  
BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between

Title Company: *Investors Title Insurance Company***GRANTOR****GRANTEE****Herman Ernest Schmid, III, and wife, Cecile Edith Naylor****Candace Joy Keever, a Married Person****Kristin Anne Powers,  
and husband, Jonathan Patrick Powers****Randall John Schmid Jr., a single person****Herman Ernest Schmid, III, as Administrator for  
The Estate of Donna Schmid****Loren Paul Schmid, a widower****Erin Schmid Law and husband, Philip Joseph Law**Mailing Address 5032 Meadow Hill Ct  
Winston Salem, NC 27106Property Address: 4690 Indiana Ave.  
Winston Salem, NC 27106Mailing Address 4690 Indiana Ave.  
Winston Salem, NC 27106**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:**SEE EXHIBIT "A"**All or a portion of the property herein conveyed (\_\_\_\_) includes or ( X ) does not include the primary residence of a Grantor.submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3184 at Page 475.


**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 lawful claims of all persons whomsoever, other than the following exceptions:

**All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.**

**IN WITNESS WHEREOF**, the Grantor has hereunto set their hand and seal the day and year first above written.

The Estate of Donna Schmid

  
 Herman Ernest Schmid, III  
 Administrator

STATE OF SOUTH CAROLINA

COUNTY OF HORRY

I certify that **Herman Ernest Schmid, III, the Administrator for The Estate of Donna Schmid**, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 4 day of SEPT, 2024.

Notary Signature:

Cathleen Hopkins

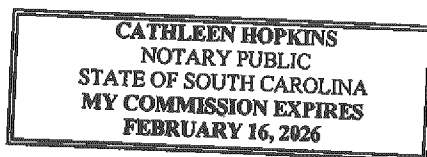
Notary's Printed Name:

Cathleen Hopkins

[Notarial Seal]

My Commission Expires:

FEB 16, 2026



The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3184 at Page 475.

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.

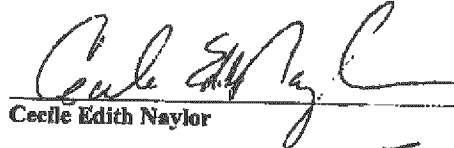
Donna Mae Schmid died intestate on April 1, 2024 (see 24E1106, Forsyth County). She had 4 children: Herman Schmid III, Loren Schmid, Karl Schmid and Randall Schmid Sr. Karl Schmid predeceased his parents with no issue. Randall Schmid predeceased his parents survived by 3 children: Erin Schmid Law & spouse Phillip Law, Randall Schmid Jr and Kristin Schmid Powers & spouse Jonathan Powers.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

  
Herman Ernest Schmid, III (SEAL)

  
Cecile Edith Naylor (SEAL)

STATE OF North Carolina

COUNTY OF Forsyth


I certify that Herman Ernest Schmid, III, husband and wife Cecile Edith Naylor, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 22nd day of August, 2024

Notary Signature:

Notary's Printed Name:

My Commission Expires:

  
Kelsey Goddard  
2/23/2025

[Notarial Seal]


<p><b>KELSEY GODDARD</b> Notary Public Forsyth Co., North Carolina My Commission Expires Feb. 23, 2025</p>
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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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

  
Erin Schmid Law (SEAL)

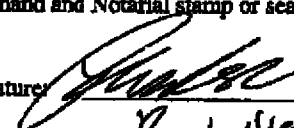
  
Philip Joseph Law (SEAL)

STATE OF North Carolina

COUNTY OF Wake

I certify that Erin Schmid Law and husband, Philip Joseph Law, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

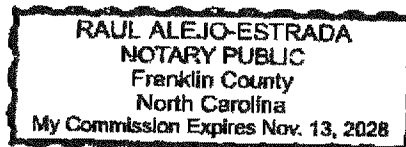
Witness my hand and Notarial stamp or seal this 21<sup>st</sup> day of August 2024.

Notary Signature: 

Notary's Printed Name: Raul Alejo Estrada

[Notarial Seal]

My Commission Expires: 11/13/2028



The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3184 at Page 475.

**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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Kristin Anne Powers (SEAL)  
Kristin Anne Powers

Jonathan Patrick Powers (SEAL)  
Jonathan Patrick Powers

STATE OF NY

COUNTY OF Kings

I certify that Kristin Anne Powers, and husband Jonathan Patrick Powers, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 22nd day of Aug, 2024

Notary Signature:

Regina J. Brooks

Notary's Printed Name:

REGINA J. BROOKS

[Notarial Seal]

My Commission Expires:

08/25/2026

Regina J Brooks  
Notary Public State of New York  
No. 01BR6310577  
Commission Expires 08/25/2026


The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3184 at Page 475.

**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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

 (SEAL)  
Lorea Paul Schmid

STATE OF Virginia

COUNTY OF Henrico

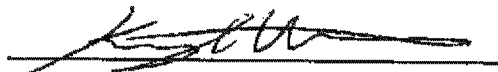
I certify that Lorea Paul Schmid, a widower who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

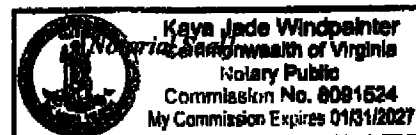
Witness my hand and Notarial stamp or seal this 28<sup>th</sup> day of August, 2024.

Notary Signature:

Notary's Printed Name:

My Commission Expires:

  
Kaya Windpainter  
01 / 31 / 2027



The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3184 at Page 475.

**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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Randall John Schmid Jr. (SEAL)  
Randall John Schmid Jr.

STATE OF Florida

COUNTY OF Broward

I certify that Randall John Schmid Jr., a single person, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 27 day of August, 2024.

Notary Signature: [Signature]

Notary's Printed Name: Brandon Rosario

My Commission Expires: April 08, 2028

[Notarial Seal]



BRANDON ROSARIO  
Commission # HH 513160  
Expires April 8, 2028

## **“Exhibit A”**

**BEING known and designated as Lot(s) 37 and 38 on the map of Lincoln Park, plat of which is recorded in Plat Book 4, at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description of said lots.**

### **LESS & EXCEPT:**

**BEGINNING at a point, the northeast corner of Lot 39, Tax Block 2093 and the southerly right of way line of Indiana Avenue; thence along said right of way line the following two calls: South 88° 58 min 10 sec East 50.20 feet to a point; South 82° 41 min 02 sec East, 50.20 feet to a point, the northwesterly corner of Lot 36, Tax Block 2093; thence with the westerly line of said lot South 09° 52 min 34 sec West, 12.36 feet to an iron stake, a new corner; thence crossing the Grantor along the following two lines, which form the new southerly right of way line of Indiana Avenue, running 30 feet South of and parallel to the survey centerline thereof (Project 89006); along a curve to the left, chord bearing and distance of North 86° 53 min 04 sec West, 68.92 feet (with an arc distance of 69.01 feet and radius of 380.00 feet) to a point; South 87° 54 min 46 sec West 28.57 feet to an iron stake in the easterly line of aforesaid Lot 39, Tax Block 2093, a new corner; thence along said line North 01° 42 min 15 sec West, crossing an iron stake on line a total distance of 16.78 feet to the BEGINNING. Containing 1481.09 square feet.**

**PIN: 2093-37**

**Parcel #: 6827-57-3864**