

**2024031751 00052**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$700.00**

PRESENTED &amp; RECORDED

09/19/2024 10:54:28 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3826

PG: 4038 - 4041

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 700.00

Parcel Identifier No.: 5882-83-7400 (Block 4208J, Lot 122)

Mail tax bills to Grantee: 7030 Bridgewood Road, Clemmons, NC 27012

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 122, Clemmons West

THIS DEED, made this the 18 day of September, 2024, by and between **Richard Leggett Singletary (unmarried), Joseph Lee Singletary (unmarried), and John Carl Singletary and wife, Shelia Davis Singletary, and Joseph Lee Singletary, as Executor of the Estate of William Albert Singletary;** hereinafter collectively referred to as **Grantor;** and, **Howard Craig Childress and wife, Loretta Vance Childress,** (mailing address: 7030 Bridgewood Road, Clemmons, NC 27012), hereinafter referred to as **Grantee.**

## WITNESSETH:

WHEREAS, William Albert Singletary (hereinafter referred to as the "Decedent") died on March 31, 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 839; and,

WHEREAS, Item 5 of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will") appointed Joseph L. Singletary as Executor of the Estate and he has so qualified; and,

WHEREAS, Item 3 of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to Richard Leggett Singletary, Joseph Lee Singletary and John Carl Singletary; and,

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

Submitted electronically by "Kangur & Porter, LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Richard Leggett Singletary (SEAL)  
Richard Leggett Singletary

State of North Carolina, County of Forsyth

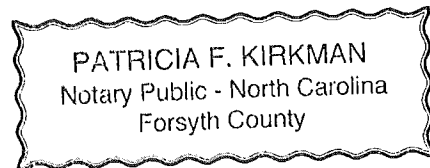
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Richard Leggett Singletary**

Date: 9-18-24

Patricia F. Kirkman  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public

My Commission Expires: 5/29/29



Joseph Lee Singletary (SEAL)  
Joseph Lee Singletary, individually and as Executor  
of the Estate of William Albert Singletary

State of North Carolina, County of Brunswick

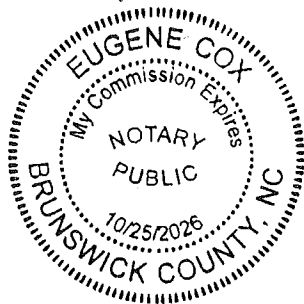
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Joseph Lee Singletary, in his individual capacity and as Executor of the Estate of William Albert Singletary**

Date: 9/16/24

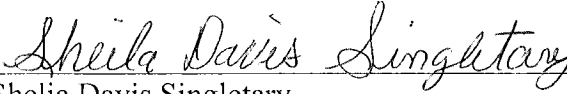
Eugene Cox  
Notary Public

EUGENE COX  
printed or typed name of notary public

My Commission Expires: 10/25/26



 (SEAL)  
John Carl Singletary

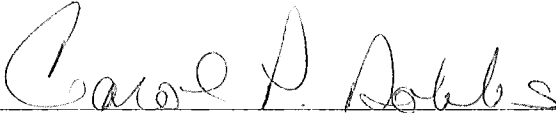
 (SEAL)  
Shelia Davis Singletary  
*Shelia Davis Singletary*



State of Alabama, County of Madison

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: **John Carl Singletary and Shelia Davis Singletary**

Date: 9-16-24

  
Notary Public

Carol P. Dobbs  
printed or typed name of notary public

My Commission Expires: 6-14-26

