

2024032870 00121

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED

09/27/2024 02:10:19 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3828

PG: 1563 - 1564

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$300.00

Parcel Identifier No.: 6827-67-5544.00

Mail/Box to: Pablo R. Benavides, 1220 Listonbrook Court, Winston Salem, NC 27105

This instrument was prepared by: David T. Kasper, 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: Lots 6 and 7, Property of J.W. Shoreshire

THIS DEED made this 27 day of September, 20 24, by and between:

| GRANTOR | GRANTEE |
|--|---|
| Crystal Calloway, Administrator CTA for the Estate of Melissa Mowery, Forsyth County, NC File# 24 E 1259; and Crystal Calloway, Unmarried Forwarding address: 923 Phineas Drive Kernersville, NC 27284 | Pablo R. Benavides, unmarried Buyer mailing address: 1220 Listonbrook Court Winston Salem, NC 27105 |

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that 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, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 6 and 7 on a Map entitled "Property of J.W. Shropshire", as recorded in Plat Book 13, Page 131, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

No portion of the property herein conveyed includes the Grantor's primary residence.

Submitted electronically by "Kasper & Payne, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For back title see Deed Book 1807, Page 3739, Forsyth County Registry. See also, Estate of Melissa Mowery, file in the Forsyth County Clerk of Superior Court, Estates Division, File# 24 E 1259.

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: Easements, restrictions of record, and ad valorem taxes for 2024 and subsequent years.

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

Estate of Melissa Mowery

BY: Crystal Calloway, admin CTA
 Crystal Calloway
 Administrator CTA

Crystal Calloway
 Crystal Calloway

STATE OF NC

COUNTY OF Forsyth

I, Melanie J. Snow, a Notary Public, do hereby certify that Crystal Calloway, Administrator CTA for the Estate of Melissa Mowery and Crystal Calloway, Unmarried personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 27 day of September, 2024.

Melanie J. Snow
 Printed Name: Melanie J. Snow

My Commission Expires: 11/21/2027

