

2024038512 00277FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$290.00

PRESENTED & RECORDED

11/12/2024 04:52:57 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3835**PG: 3109 - 3113**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$290.00

Parcel Identifier No.: 6837-14-9417 (Block 6015, Lot 019)

Mail tax bills to Grantee: PO Box 178, Scotts, NC 28699

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 19, Northhills, Phase One

THIS DEED, made this the 11th day of November, 2024, by and between **Patricia Ann Kirby Hunter (unmarried), Michael Kevin Kirby and wife, Vernell Shambley Kirby, Monica Nicole Frazier (unmarried), and Patricia Ann Kirby Hunter, as Executor of the Estate of Mary Etta Frazier Kirby**, hereinafter collectively referred to as **Grantor**; and, **NC RE Property Solutions LLC, a North Carolina limited liability company** (mailing address: PO Box 178, Scotts, NC 28699), hereinafter referred to as **Grantee**.

WITNESSETH:

WHEREAS, Mary Etta Frazier Hunter, unmarried (hereinafter referred to as the "Decedent") died testate on January 18, 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 899; and,

WHEREAS, Article Five of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will") appointed Patricia Ann Kirby Hunter as Executor of the Estate and she has so qualified; and,

WHEREAS, Article One of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to Patricia Ann Kirby Hunter, Michael Kevin Kirby and Monica Nicole Fraser; 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.

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 No. 19, as shown on the map of NORTHILLS, PHASE 1, recorded in Plat Book 24, at Page 97, 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: 4040 Burnham Court, Winston-Salem, NC 27105

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 1244, Page 507, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (24 E 899, 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.

(signature on following pages)

Patricia Ann Kirby Hunter (SEAL)
Patricia Ann Kirby Hunter, individually and as
Executor of the Estate of Mary Etta Frazier Kirby

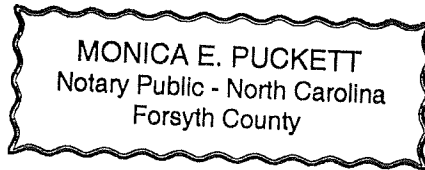
State of North Carolina, County of Forsyth

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:
Patricia Hunter, in her individual capacity and as Executor of the Estate of Mary Etta Frazier Kirby

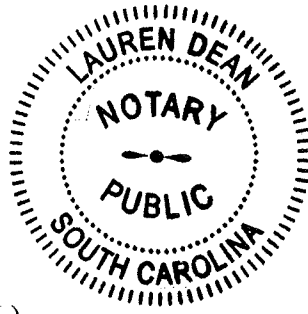
Date: 11/11/24

Monica E Puckett
Notary Public

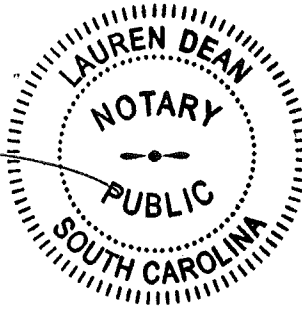
Monica E Puckett
printed or typed name of notary public



My Commission Expires: 8/4/26



Michael Kevin Kirby (SEAL)
Michael Kevin Kirby



Vernell Shambley Kirby (SEAL)
Vernell Shambley Kirby

State of South Carolina, County of Berkeley

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:
Michael Kevin Kirby and, Vernell Shambley Kirby

Date: November 7, 2024

[Signature]
Notary Public

Lauren Dean
printed or typed name of notary public

My Commission Expires: 02.04.2032

Monica Nicole Frazier (SEAL)
Monica Nicole Frazier

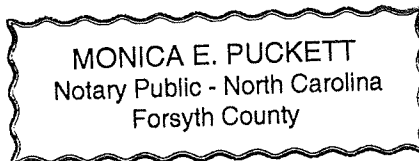
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Monica Nicole Frazier**

Date: 11/11/24

Monica E Puckett
Notary Public

Monica E Puckett
printed or typed name of notary public



My Commission Expires: 8/4/26