

2024040532 00136

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$405.00

PRESENTED & RECORDED
11/27/2024 01:33:25 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3838
PG: 1632 - 1635

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$405.00

Parcel Identifier No. 6834-65-4825.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by Rob Sosower, a licensed North Carolina attorney, for Atlas Orange

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 21, Block 56, WINSTON-SALEM LAND & INVESTMENT COMPANY, PB
4 PG 147

THIS DEED made the 27th day of November, 2024, by and between

GRANTOR	GRANTEE
<p>The Estate of Michael Cooper Daugherty, by Administrator, Elizabeth Daugherty</p> <p>Grantor Address: _____ _____</p>	<p>Hannah M. Bulman (unmarried)</p> <p>Property Address: 442 East Devonshire Street Winston-Salem, NC 27127</p>

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

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described is or is not the primary residence of the Grantors.

The subject property was acquired by Michael Cooper Daugherty (unmarried) on or about November 30, 2021 by instrument recorded in the office of the Forsyth Register of Deeds in Book 3659, at Page 338.

submitted electronically by "orenstein Law PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Michael Cooper Daugherty died intestate on or about September 23, 2023 (reference Forsyth, NC Death Certificate Book 134, at Page 2470). Mattie June Daugherty is the intestate heir of Michael Cooper Daugherty. John Combs was appointed as the Guardian Ad Litem for Mattie June Daugherty, who is a minor. The Court found that it is in the best interest of the administration of the Estate of Michael Cooper Daugherty that the subject property be sold at private sale—reference Order of Sale, Forsyth County Special Proceedings File 24 SP 306. The Estate of Michael Cooper Daugherty is open (reference Forsyth, NC Estate File 23 E 2401).

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

The Estate of Michael Cooper Daugherty

By: Elizabeth Daugherty (SEAL)
Elizabeth Daugherty, Administrator

STATE OF West Virginia
COUNTY OF Marshall

I, Eric Beckley, Notary Public, do hereby certify that Elizabeth Daugherty, Administrator of The Estate of Michael Cooper Daugherty, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 21st day of NOVEMBER, 2024.

Eric Beckley
Official Signature of Notary
Printed or typed name of Notary Eric Beckley

My Commission Expires: 10-29-26

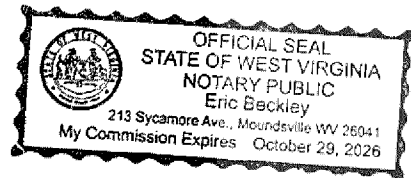


Exhibit "A"

**Property of Hannah M. Bulman (unmarried)
442 East Devonshire Street**

Previously referenced as follows: Lot Number 21, Block 56 as shown on the map of WINSTON-SALEM LAND & INVESTMENT COMPANY, recorded in Plat Book 4, Page 147(3), in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3659, Page 338, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-65-4825.000 on the Forsyth County Tax Maps.