

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

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 and Right of Way of Record.
Ad Valorem Taxes for Current Year

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


Clifton E. Graves, Jr.


Cathy R. Graves

STATE OF Connecticut
COUNTY OF New Haven
I, Zionamarquize Q Bohannon

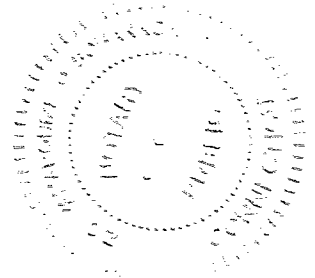
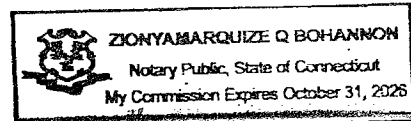
Notary Public, do hereby certify that Clifton E. Graves and Cathy R. Graves personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 6th day of December, 2024.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: October 31, 2026



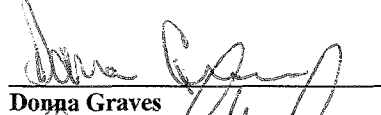
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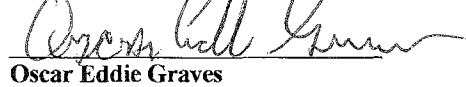
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

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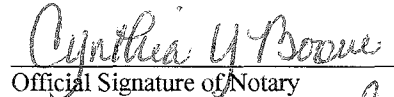
IN WITNESS WHEREOF, the Grantor has duly executed as of the day and year first above written.


Donna Graves


Oscar Eddie Graves

STATE OF Maryland
COUNTY OF Prince George's

I, Cynthia Y Boone Notary Public, do hereby certify that Donna Graves and Oscar Eddie Graves personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 9th day of Dec, 2024.


Official Signature of Notary

Printed or typed name of Notary Cynthia Y Boone

My Commission Expires: 12/09/2027

CYNTHIA Y BOONE
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 12/09/2027

EXHIBIT A

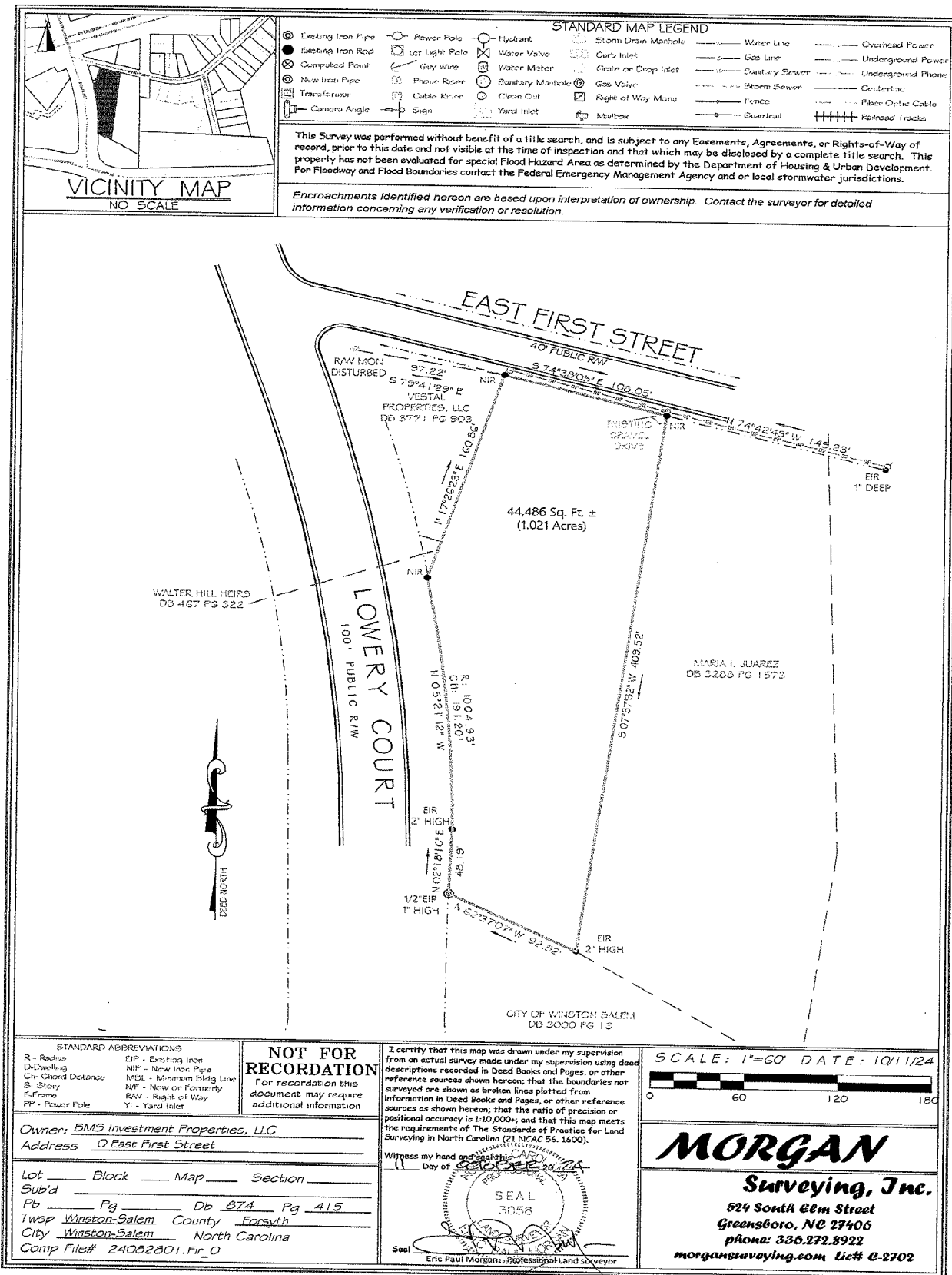
BEGINNING at an existing iron rod located along the 40' Right of Way known as East First Street located in Winston-Salem, Forsyth County, the same point being the northeast corner of the property now or formerly owned by Vestal Properties, LLC as reflected in Deed Book 3771, Page 903 recorded in the Register of Deeds of Forsyth County; thence continuing along the 40' right of way, East First Street, South 74° 38' 05" East 108.05 feet to an existing iron rod, the same being the shared corner of the property now or formerly owned by Maria I. Juarez, as shown in Deed Book 3288, Page 1573; thence continuing along the shared property line of Maria I. Juarez, South 07° 37' 32" West 409.52 feet to an existing iron rod; thence North 62° 37' 07" West 92.52 to an existing 1/2" iron pipe lying along the 100' public right of way known as Lowery Court; thence following Lowery Court North 02° 18' 16" East 48.19 feet to an existing iron rod; thence on a curve to the left having a radius of 1004.93 feet, the long chord which bears North 05° 21' 12" West, 191.20 feet to an existing iron rod; thence North 17° 26' 23" East 160.86 feet to the POINT AND PLACE OF BEGINNING, containing approximately 44,486 Square Feet, or 1.021 acres, more or less, as reflected on a Survey dated October 11, 2024 by Eric Paul Morgan, PLS #3058, of Morgan Surveying, Inc.

This being a portion of the property owned by Clifton E. Graves, Sr. as reflected in Deed Book 874, Page 415 of the Forsyth County Register of Deeds.

******Property address and Parcel ID are provided for informational purposes only.***

Property Address: 0 East First Street, Winston-Salem, NC 27101

Parcel ID: 6845-15-3667.000

EXHIBIT B

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

EXHIBIT C
AFFIDAVIT OF HEIRSHIP

Clifton E. Graves, Sr
(Decedent)

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

Before me, the undersigned authority, on this day personally appeared Dec 19, 2024 hereinafter referred to as "Affiant," who is personally known to me (or, if not being personally known to me, did confirm his/her identity presenting DL 1E3391001 as identification [i.e. drivers license]), and appearing to be fully competent and of sufficient age, upon being duly sworn, stated upon Affiant's oath the following:

1. My name is GARY B. HOGAN (name of Affiant), and I live at 195 BURNING RD, NEW HAVEN CT (address of Affiant's residence). I am personally familiar with the family and marital history of CLIFTON GRAVES SR (Decedent), and I have personal knowledge of the facts stated in this affidavit.
2. I knew Decedent from 1978 (date) until DEATH (date). I was personally well acquainted with the Decedent during his/her lifetime.
3. The Decedent died on MAY 2004 (date of death) at the following place of death: NEW HAVEN (City), NEW HAVEN (County), CT (State). At the time of Decedent's death, Decedent's residence was 35 Rockview Terrace (Street), NEW HAVEN (City), North Carolina, CT, 06511 (Zip).
4. I was well acquainted with the family and near relatives of the Decedent, and with all those who would, under the laws of the State of North Carolina, be his/her heirs. The following statements and the information contained herein, including my answers to questions below, are based upon my personal knowledge and are true and correct.

QUESTION 1: Did the Decedent leave a will? N/A

YES _____ NO _____ IF YES, please attach copy of same hereto.

QUESTION 2: If the Decedent left a will, has the will been admitted to probate? N/A

YES _____ NO _____ IF YES, at what place and when?

_____ County, North Carolina, _____ Case Number.

QUESTION 3: Give the name and address of the surviving widow or widower of the Decedent. N/A

NAME	ADDRESS

QUESTION 4: If the Decedent was married more than once, give the name(s) of the former spouse(s) and other information. N/A

NAME	DATE OF MARRIAGE	STATUS (Dead or divorced)	ADDRESS OR DATE OF DEATH

QUESTION 5: Give the names and places of residence of all surviving children of deceased, together with the other information called for:

NAME OF CHILD	DATE OF BIRTH	ADDRESS	BY WHICH SPOUSE
Clifton E Graves Jr	12/24/52	New Haven CT	Mayme F. Graves
CATHY R GRAVES	10/2/55	I	
Donna C. Graves	9/9/59	Upper Marlboro, MD	I
Oscar Eddie Graves	3/4/67	New Haven CT	I

QUESTION 6: Give the name of any deceased children of the Decedent, together with the other information called for: N/A

NAME OF CHILD	DATE OF BIRTH	DATE OF DEATH	SPOUSE'S NAME	DATE OF DEATH OF SPOUSE

QUESTION 7: Give the names and addresses of the children of any deceased son or daughter of the Decedent. N/A

NAME OF CHILD	ADDRESS	DATE OF BIRTH	DATE OF DEATH IF DECEASED	NAME OF FATHER OR MOTHER

QUESTION 8: Did the Decedent have any adopted children or step-children taken into his/her home?

YES _____ NO X If yes, provide their names and other information.

NAME	ADDRESS	DATE OF BIRTH	DATE OF ADOPTION

QUESTION 9: If the Decedent left no children or grandchildren, then give the names and addresses of the Decedent's surviving father, mother, and all brothers and sisters. N/A

NAME	RELATIONSHIP	DATE OF BIRTH	ADDRESS OR DATE OF DEATH

QUESTION 10: If the Decedent left no children, grandchildren, spouse, mother, father, brother, or sister, state all other known surviving relatives, including grandparents, aunts, uncles, nieces and nephews. N/A

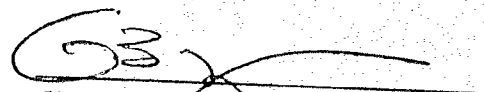
NAME	RELATIONSHIP	DATE OF BIRTH	ADDRESS

QUESTION 11: What is your relationship to the Decedent?

Family friend

QUESTION 12: How long have you known the Decedent?

Almost 40 years

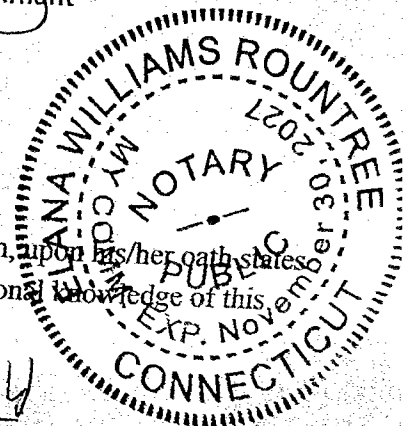

Signature of Affiant


STATE OF ~~NORTH CAROLINA~~ CONNECTICUT

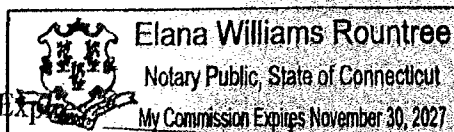
COUNTY OF _____

Elana Williams Rountree, of lawful age, being first duly sworn, upon his/her oath states that the information given in the above and foregoing affidavit is true to the personal knowledge of this Affiant.

Subscribed and sworn to before me this 19th day of December, 2024




Notary Public



My Commission Expires