



2025004750 00023

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-17-2025 10:24:13 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3848

PG: 3489-3492

Prepared by: Kelly Austin, Bailey & Thomas, P.A.

(No Title Search Requested or Performed)

After Recording Return To: Danny Reed, 4001 Burcham Loop, Midlothian, VA 23113

Grantor's Address: Danny Reed, 4001 Burcham Loop, Midlothian, VA 23113

Revenue Stamps \$ NTC

NORTH CAROLINA)

)

EXECUTOR'S DEED

FORSYTH COUNTY)

This Deed, made this 5th day of February, 2025, by Danny Reed and Robyn Bowman, Co-Executors of the Estate of Raymond D. Reed, herein "Grantor"; to Danny Reed, Trustee of the Residence Trust Under the Will of Raymond D. Reed, herein "Grantee":

WITNESSETH:

THAT WHEREAS, Raymond D. Reed died testate on May 10, 2024 and his Will dated July 14, 2021 was duly probated in the Superior Court of Forsyth County and appear, together with the probate proceedings thereon, in the Office of the Clerk of Superior Court of Forsyth County in Estate File 24 E 1392, to which reference is hereby made; and

WHEREAS, the said Danny Reed and Robyn Bowman are the appointed and acting Co-Executor's under the Will of Raymond D. Reed, and are now engaged in the administration of said Estate set forth therein; and

WHEREAS, the real property known as 2016 Brewer Road, Winston-Salem, NC 27127, more specifically described hereafter, is a part of the Estate of Raymond D. Reed; and

WHEREAS, the said Co-Executors have made provisions for the payment of all administration expenses, debts and costs of the Estate; and

WHEREAS, there are no estate and inheritance taxes due on said Estate.

Original to: Kathy Wolfe

NOW, THEREFORE, the party of the first part as Grantor, for valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby transfer and convey unto Danny Reed, Trustee of the Residence Trust Under the Will of Raymond D. Reed in fee simple all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

Pin: 6823-98-1767

Address: 2016 Brewer Road

Lying and being in Southfork Township, Forsyth County, North Carolina, and BEGINNING at an iron stake in the center line of Brewer Road (formerly Mill Road), and running thence South 87° 35' East 30 feet to an iron stake in the East line of Brewer Road, said stake being distant South 01° 31' West 30 feet from the Northwest corner of Lot B, on the hereinafter mentioned map; and continuing South 87° 35' East 200 feet to an iron stake, a new corner; thence on another new line South 01° 31' West 100 feet to an iron stake, a new corner; thence on a new line North 87° 34' West 202.3 feet to an iron stake in the East line of Brewer Road; thence continuing North 87° 34' West 30 feet to an iron stake in the center line of Brewer Road; thence along the center line of Brewer Road North 3° 27' East 67.6 feet to an iron stake; and continuing North 01° 31' East 32.4 feet to an iron stake, the place of BEGINNING. The same being a part of Lot B, together with part of the road, as shown on Map showing East Portion of P. J. Hege Estate, as recorded in Plat Book 20 at page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being the same identical property acquired by Raymond D. Reed in Book 871, Page 511, Forsyth County Registry.

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, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And the said Grantor, acting as Co-Executor's, do hereby covenant that they have not placed or suffered to be placed any presently existing lien or encumbrance on said premises and that they will warrant and defend the title to the same insofar as it is their duty to do so by virtue of their said office as Co-Executor and no further. Title to the property hereinabove described is subject to the following exceptions: Save and except easements, rights of way and restrictions on subject property and ad valorem taxes hereafter becoming due and payable.

and seals the day and year first above written on the following page.

The Estate of Raymond D. Reed

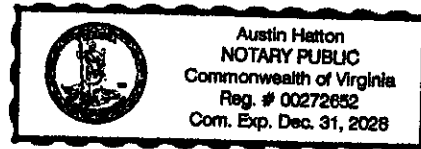
By: Danny Reed (SEAL)
Danny Reed, Co-Executor

By: Robyn Bowman (SEAL)
Robyn Bowman, Co-Executor

STATE OF Virginia
COUNTY OF Chesterfield

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 therein and in the capacity indicated: Danny Reed, Co-Executor of the Estate of Raymond D. Reed

This the 5th day of February, 2025.



Notary Public

Print/Type Name: Austin Hatton

My Commission Expires: Dec. 31, 2028



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NORTH CAROLINA – FORSYTH COUNTY

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 therein and in the capacity indicated: Robyn Bowman, Co-Executor of the Estate of Raymond D. Reed

This the 14th day of February, 2025.

Catherine R Cress

Notary Public

Print/Type Name: Catherine R. Cress

My Commission Expires: 04/30/2026

