

**2025009263 00075**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$8.00PRESENTED & RECORDED:
03-25-2025 11:58:06 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST**BK: RE 3854**
PG: 1915-1918Excise Tax \$ 7.20 ^{nm} 8.00**NORTH CAROLINA GENERAL WARRANTY DEED**Tax Block: 0332 Lot 107Parcel Identifier No. **6836-65-9259**

Prepared by: Van Leonard

Return to: Ronald McRae, 5016 Pressman Dr. Winston Salem, North Carolina, 27105

Brief description for the Index

Lot # 39 Map of Fairview**Property address: 1223 E. 24th Street, Winston-Salem, NC 27105**

THIS DEED made this 20th day of March, 2025, by and between

GRANTOR**Alexcion Nashae Blackwell**
Rashaun Demont Melton
India Zhane Blackwell**GRANTEE****Ronald McRae and wife, Linda McRae**

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 39, as shown on the map of Fairview, as recorded in Deed Book 90, Page 589, and also in Plat Book 8, Page 91, 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 of said property. For further reference see Deed Recorded in Book 574, Page 340.

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 except for the exceptions hereinafter stated.

The property hereinafter described was acquired by Grantor(s) by instrument recorded at Book 989, Page 40.

Title to the property hereinabove described is subject to the following exceptions:

Original to: Ronald McRae

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal.

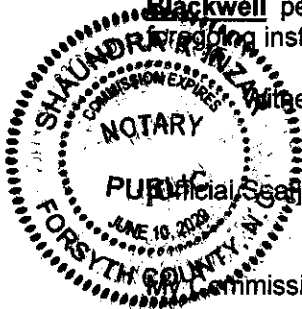
Alexcion Nashae Blackwell (SEAL)
Alexcion Nashae Blackwell

Rashaun Demont Melton (SEAL)
Rashaun Demont Melton

India Zhane Blackwell (SEAL)
India Zhane Blackwell

STATE OF NORTH CAROLINA
COUNTY OF Forsyth

I, Shaundra K Inzer, a Notary Public for Forsyth County and State, certify that Alexcion Nashae Blackwell, Rashaun Demont Melton and India Zhane Blackwell personally appeared before me this day and acknowledged the execution of the foregoing instrument.



Witness my hand and official seal, this the 23 of March, 2025.

Shaundra K Inzer
NOTARY PUBLIC

Commission expires: June 10 2024

The foregoing Certificate(s) of _____ is / are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

by _____ Deputy / Assistant - Register of Deeds

Exhibit "A"

Family Affidavit of Heirship

State of North Carolina

County of Forsyth

- **Affiant Information:**

Before me, the undersigned authority, on this day March 16th 2025, **Alexcion Nashae Blackwell** personally appeared, who, being duly sworn, on oath states as follows:

My name is **Alexcion Nashae Blackwell**. I am of legal age and competent to make this affidavit. I reside at **101 Hedgecock Ave, Apt D Winston Salem NC 27104**.

- **Affiant Information:**

My name is **India Zhane Blackwell**. I am of legal age and competent to make this affidavit. I reside at **101 Hedgecock Ave, Apt D, Winston Salem NC 27104**.

- **Affiant Information:**

My name is **Rayshaun Melton**. I am of legal age and competent to make this affidavit. I reside at **2787 Piedmont circle, Winston Salem, NC 27105**.

2. **Deceased Information:**

Alice Pyett, who resided at 1223 24th Street Winston Salem, North Carolina, passed away on 2/18/2016. At the time of her death, she owned the property located at: **1223 24th Street Winston Salem, North Carolina**.

Property Address: 1223 4th Street, Winston Salem, North Carolina, 27105

3. **Inheritance Information:**

Upon the passing of Alice Pyett, the property was inherited by her son, **William Lee Grant**.

William Lee Grant passed away on 7/01/2016, and the property was subsequently inherited by his three children:

4. **Heir Information:**

To the best of my knowledge and belief, the heirs of the deceased are as follows:

- **Alexcion Nashae Blackwell**, 101 Hedgecock Ave, Apt D Winston Salem, North Carolina, 27104.

- o **Rashaun Demont Melton**, 2787 Piedmont circle, Winston Salem, North Carolina 27105.
- o **India Zhane Blackwell**, 101 Hedgecock Ave, Apt D Winston Salem North Carolina, 27104.

5. Statement of Truth:

I affirm that the information provided in this affidavit is true and correct to the best of my knowledge.

Signature: Alexcion Nashae Blackwell/ Alexcion Blackwell
Affiant's Name Print: Alexcion Blackwell
Date: 3-23-25

Signature: Rayshaun Demont Melton/ Rayshaun Melton
Affiant's Name Print: Rayshaun D. Melton
Date: 3-23-25

Signature: India Zhane Blackwell/ India Blackwell
Affiant's Name Print: India Blackwell
Date: 3-23-25

Notary Public:

Sworn to and subscribed before me on this 23 day of March, 2025, by

Signature: Shaundra K. Inzar
Notary Public, State of [State Name] North Carolina
My Commission Expires: June 10, 2029

