

2025009940 00147FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED

03/28/2025 02:50:34 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3855**PG: 1535 - 1538**

*Prepared by: Mansell J. Carloni, Bailey & Thomas, P.A. (WITHOUT TITLE SEARCH)
Return to: Barker Law, P.C., 1006 N. Main St., High Point, NC 27262*

Parcel #6846-85-6898.000

Excise Tax \$50.00

NORTH CAROLINA INDIVIDUAL AND EXECUTOR'S WARRANTY DEED

Pursuant to NCGS 105-317.2, Grantor certifies the property _____ does X does not include the Grantor's primary residence

THIS DEED made this 21st day of March, 2025, by and between JUDY A. PEEBLES, EXECUTOR OF THE ESTATE OF STAFFORD R. PEEBLES, JR., whose mailing address is 3535 Buena Vista Road, Winston-Salem, NC 27106; and JUDY A. PEEBLES, unmarried, in her individual capacity, whose mailing address is 3535 Buena Vista Road, Winston-Salem, NC 27106, hereinafter called Grantor; and TRIAD 1 DEVELOPMENT, LLC, a North Carolina limited liability company, with the mailing address of 1000 21st Avenue, Myrtle Beach, SC 29577 (for tax bill purposes), hereinafter called Grantee.

W I T N E S S E T H:

THAT WHEREAS, STAFFORD R. PEEBLES, JR., late of Forsyth County, North Carolina, died testate on October 6, 2024, and his Last Will and Testament has been admitted to probate in a proceeding in the office of the Clerk of Superior Court of Forsyth County, North Carolina and appears in File No. 24 E 2383; and

WHEREAS, JUDY A. PEEBLES qualified in an estate proceeding as EXECUTOR of the ESTATE OF STAFFORD R. PEEBLES, JR. on November 7, 2024 before the Clerk of Superior Court of Forsyth County, File No. 24 E 2383; and

WHEREAS, the Notice to Creditors of the ESTATE OF STAFFORD R.

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

PEEBLES, JR., deceased, had first been published on November 28, 2024, pursuant to the North Carolina General Statutes; and

WHEREAS, the said STAFFORD R. PEEBLES, JR., decedent, devised all his interest in the said property to JUDY A. PEEBLES, pursuant to Article III of the Last Will and Testament of STAFFORD R. PEEBLES, JR.; and

THAT the Grantor(s), 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 undivided interest in that lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

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 said JUDY A. PEEBLES, EXECUTOR does covenant for the ESTATE OF STAFFORD R. PEEBLES, JR. pursuant to NCGS § 28A-17-9, and also as the individual grantor for herself, that she is seized of said lands in fee simple and has the right to convey the same in fee simple; that the same is free and clear of all encumbrances; and that she will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

1. Ad valorem taxes for current year.
2. Subject to those unviolated Restrictive Covenants and Restrictions of record in the Forsyth County Registry.
3. Public utility easements of record.

(Remainder of this page intentionally left blank. Signature page follows.)

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seals,
as of the 21st day of March, 2025.

Judy A. Peebles (SEAL)
JUDY A. PEEBLES,
EXECUTOR OF THE ESTATE OF
STAFFORD R. PEEBLES, JR.

Judy A. Peebles (SEAL)
JUDY A. PEEBLES

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Sherry C Stevens, a Notary Public for the aforesaid
County and State, hereby certify that, JUDY A. PEEBLES, in the capacity as
EXECUTOR of the ESTATE OF STAFFORD R. PEEBLES, JR., and also in her
individual capacity, personally appeared before me this day and acknowledged the due
execution of the foregoing instrument.

WITNESS my hand and seal this 21st day of March, 2025.

Sherry C Stevens
(SEAL) Notary Public
Guilford County, NC

Sherry C Stevens
Notary Public

My commission Expires: 10/27/2027

EXHIBIT A

Located in Forsyth County, North Carolina and having a street address of 3705 Crusade Drive, Winston-Salem, NC 27101, and being more particularly described as follows:

BEING known and designated as Lot No. 24 on the plat of Silver Chalice, Section 3 recorded in Plat Book 38, Page 179, Forsyth County Registry.

This being the same property conveyed to Stafford R. Peebles, Jr. in that deed recorded in Book 2217, Page 682, Forsyth County Registry. See Estate File 24 E 2383, Forsyth County Registry.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.