

**2025010007 00004**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$244.00**PRESENTED & RECORDED  
03/31/2025 08:19:34 AMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3855

PG: 2047 - 2048

Excise Tax: \$ 244.00

PIN: 6838028304000

Mail after recording to: Grantee

This instrument was prepared by: Stephen D. Lowry, 8358-104 Six Forks Rd., Raleigh, NC 27615

Brief Description for the index:

**Lot 21, Gladstone Courts Subdivision**

Recording Time, Book and Page

**NORTH CAROLINA BENEFICIARY AND EXECUTOR'S GENERAL WARRANTY  
DEED***This Conveyance is insured by a title policy issued by Partner Title*THIS DEED made this 22 day of March, 2025 by and between

GRANTOR	GRANTEE
<p><b>Donald Ray Pettitt, Individually and as Executor of the Estate of Elsie Marie Parrish (also known as Marie V. Parrish), and spouse, Linda Ward Pettitt</b></p> <p><b>6620 Baker St. Rural Hall, NC 27045</b></p> <p><u>      </u> If Checked, the property subject to conveyance includes the primary residence of at least one of the Grantors, otherwise, note as N/A, (per NC GS105-317.2)</p>	<p><b>TriOaks Capital, LLC, a Texas limited liability company</b></p> <p><b><u>Property Address:</u> 101 Azalea Ct., Winston-Salem, NC 27105</b></p> <p><b><u>Mailing Address:</u> 5171 Glenwood Ave, Ste 460 Raleigh, NC 27612</b></p>

**WITNESSETH:**

WHEREAS, Elsie Marie Parrish died a resident of Forsyth County, North Carolina and her Last Will and Testament has been duly admitted for probate in Forsyth County, North Carolina, and her Will devised and bequeathed the property described below to Donald Ray Pettitt (the "Beneficiary"); and

WHEREAS, Donald Ray Pettitt has been granted Letters Testamentary on behalf of the Elsie Marie Parrish Estate (the "Estate") (See File No. 24-E-2172, Forsyth County Superior Court, Estates Division), and does hereby join in this Deed to evidence his consent to the conveyance of the Property as required by the North Carolina General Statutes Section 28A-17-12, the first Notice to Creditors having been published prior to the date hereof; and

WHEREAS, Linda Ward Pettitt (the "Spouse") is the spouses of the Beneficiary, and executes this Deed for the purpose of conveying any rights in said Property that she may have under North Carolina law; and

NOW, THEREFORE, each of the Grantors, for and in consideration of the sum of \$10.00 and other good and valuable consideration to him or her in hand paid by the Grantee, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey, and confirm unto Grantee, their heirs and/or successors and assigns in fee simple, the real property located in Forsyth County, North Carolina, more particularly described as follows:

**Being all of Lot 21, Gladstone Courts Subdivision, as shown on a map thereof recorded in Plat Book 17, page 183, Forsyth County Registry.**

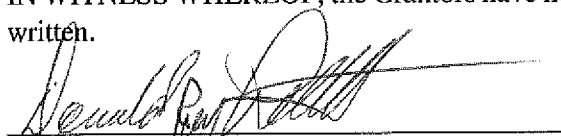
TO HAVE AND TO HOLD the above-described appurtenances thereto belonging unto Grantee, her heirs and/or successors and assigns in fee simple.

And the Grantors covenant with the Grantee that they are seized of the premises in fee simple, and have the right to convey the same in fee simple, that the title is marketable and free and clear of encumbrances, and that they will warrant and defend the title against the lawful claims of all persons whomsoever, except for the following exceptions:

1. Subject to ad valorem taxes for the year 2025 and all subsequent years.
2. Subject to all easements, agreements, and rights of way of record.
3. Subject to restrictions of record, Forsyth County Registry.

The Executor and the Spouse gives no warranties of title in said capacity.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals the day and year first above written.

  
**Donald Ray Pettitt, individually and  
 as Executor of the Estate of  
 Elsie Marie Parrish**

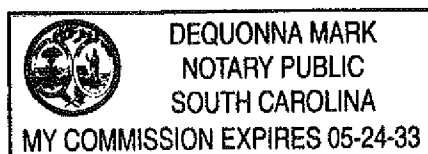
  
**Linda Ward Pettitt**

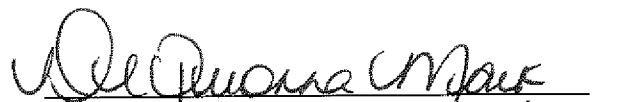
*South Carolina*  
 STATE OF ~~NORTH CAROLINA~~  
 COUNTY OF ~~FORSYTH~~  
*Horry*

I, a Notary Public, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing instrument: **Donald Ray Pettitt, individually and as Executor of the Estate of Elsie Marie Parrish; and Linda Ward Pettitt**

WITNESS my hand and official stamp or seal, this the 27<sup>th</sup> day of March, 2025.

[AFFIX NOTARIAL SEAL]



  
 Notary Public **Dequonna Mark**  
 My Commission expires: May 24<sup>th</sup>, 2033