

**2025018966 00110**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$150.00**

PRESENTED &amp; RECORDED

06/04/2025 12:58:34 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3867

PG: 816 - 819

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Parcel Identifier No. 6848-04-0426.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief Description for the Index: Lot 26, Map of White Rock Heights, PB 20, PG 74

THIS DEED made the 3rd day of June, 2025, by and between

GRANTOR	GRANTEE
<p><b>Regina Danette Freyberger</b>  <b>(a/k/a Regina Gist Freyberger), Executor of</b>  <b>The Estate of Roger Dean Gist</b></p> <p><b>Regina Danette Freyberger</b>  <b>(a/k/a Regina Gist Freyberger), Successor Trustee</b>  <b>of Family Trust of Roger Dean Gist</b></p> <p>Grantor Address:  <u>521 Tamerisk Dr.</u>  <u>Junction City, KS 66441</u></p>	<p><b>Crown Shared Holdings Inc</b>  <i>a North Carolina Corporation</i></p> <p>Property Address:            4442 Tekoa Lane            Winston Salem, NC 27105</p>

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

**See Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or ☒ is not the primary residence of the Grantors.

The subject property was acquired by Roger Dean Gist and wife, Geraldine Gist on or about June 14, 1973, by instrument recorded in the Forsyth County Register of Deeds in Book 1107, at Page 218. Geraldine W. Gist Quitclaim Deeded all of her interest to Roger Dean Gist on or about May 10, 1985, by instrument recorded in the Forsyth County Register of Deeds in Book 1485, Page 1485. Roger Dean Gist died testate on or about July 26, 2022 (reference Forsyth County, NC Death Certificate Book 132, Page 4101). The Last Will and Testament of Roger Dean Gist devised the subject property to the Family Trust of Roger Dean Gist. The Estate of Roger Dean Gist is open (reference Forsyth County, NC Estate File 22 E 1893). Regina Danette Freyberger, as Executor and Successor Trustee, will join in the conveyance of the subject property to convey any interest of said estate.

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:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

Family Trust of Roger Dean Gist

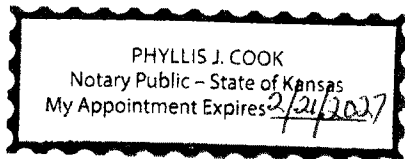
By: [Signature] (SEAL)  
 Regina Danette Freyberger (a/k/a Regina Gist Freyberger),  
 as Executor of The Estate of Roger Dean Gist, and  
 as Successor Trustee of The Family Trust of Roger Dean Gist

STATE OF Kansas  
 COUNTY OF Deary

I, Phyllis J. Cook, Notary Public, do hereby certify that  
 Regina Danette Freyberger (a/k/a Regina Gist Freyberger), as Executor of The Estate of Roger Dean Gist,  
 and as Successor Trustee of The Family Trust of Roger Dean Gist personally appeared before me this day  
 and acknowledged the due execution of the foregoing instrument.  
 Witness my hand and official seal this 3rd day of June, 2025.

[Signature]  
 Official Signature of Notary  
 Printed or typed name of Notary Phyllis J. Cook

My Commission Expires: 2/21/2027



**Exhibit "A"**

**Property of Crown Shared Holdings Inc**  
*a North Carolina Corporation*  
**4442 Tekoa Lane**

BEING KNOWN AND DESIGNATED as Lot Number 26 as shown on Map of White Rock Heights recorded in Plat Book 20, page 74, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 1485, Page 1485, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6848-04-0426.000 on the Forsyth County Tax Maps.