

2025025069 00151FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED

07/21/2025 01:53:54 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3875**PG: 938 - 940**

NORTH CAROLINA LIMITED WARRANTY DEED

Excise Tax: \$120.00

Parcel Identifier No.: 6836-83-0961.000 (Block 1473, Lot 301)

Return after recording to: Kangur & Porter, LLP 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 611 Quarterstaff Road, Winston-Salem, NC 27104

This instrument was prepared by: T. Thomas Kangur, Jr., 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: 1904 N. Jackson Ave.

THIS DEED, made this the 21 day of July, 2025, by and between **Percy Phillips, Executor of the Estate of Vonetta Wheeler Brannon**, hereinafter referred to as **Grantor**; and, **Louis Morris, III (married)** and **ML JT, LLC**, a North Carolina limited liability company, (mailing address: 611 Quarterstaff Road, Winston-Salem, NC 27104), hereinafter collectively referred to as **Grantee**.

WITNESSETH:

WHEREAS, Vonetta Wheeler Brannon, an unmarried widow (hereinafter referred to as the "Decedent") died on February 3, 2025 seized of the real property described below in fee simple, and the Last Will and Testament of the Decedent has been duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 25 E 755; and,

WHEREAS, Article Six of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will") appointed Percy Phillips as Executor of the Estate and he has so qualified; and,

WHEREAS, Article Three of the Will specifically bequeathed and conveyed the real property described herein to the Personal Representative of the Decedent with the direction to sell such property and distribute the net proceeds as part of the Decedent's residuary estate; and,

WHEREAS, notice to creditors of the estate was published as required by NCGS 28A-14-1.

NOW, THEREFORE, 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:

Tract No. 1: Beginning at a stake on the West side of Jackson Avenue, being 114 feet Northwardly from the Northwest intersection of Jackson Avenue and 19th Street, and running North 87° 39' West 139.7 feet to a stake; thence North 2° 15' East 50 feet to a stake on the South side of a 10 foot alley; thence with the South side of said alley South 87° 39' East 139.7 feet to a stake on the West side of Jackson Avenue; thence with the West line of Jackson Avenue, South 2° 15' West 50 feet to the beginning, and being Lot A of the C. W. Ward and S. E. Taylor property as surveyed by J. E. Ellerbee, C.E., and the North portion of Lots 210, 211 and 212 of Fairview Heights, recorded in Plat Book 8, at Page 88.

Tract No. 2: Beginning at a point on the West side of Jackson Avenue, said point of beginning being 64 feet North of the North side of 19th Street in the North line of Lot 303, as shown in Block 1473 on the City and Forsyth County Tax Map; thence North 87° 39' West 139.7 feet to a point; thence North 2° 15' East 50 feet to a point in the South line of Lot 301 as shown on the Tax Map; thence South 87° 39' East 139.7 feet to a point on the West side of Jackson Avenue; thence along the West side of Jackson Avenue South 2° 15' West 50 feet to the place of beginning; being known as Tax Lot 302, Tax Block 1473; also being designated as Lot B, of the C. W. Ward, S. E. Taylor and Sherman D. Armstrong property, as surveyed on February 12, 1952 by J. E. Ellerbee, C.E., and being also portions of Lots 210, 211 and 212 of Fairview Heights, as shown in Plat Book 8, at Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1904 N. Jackson Avenue, Winston-Salem, NC 27105

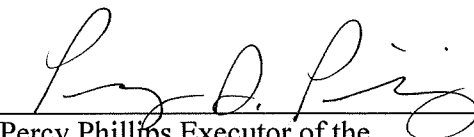
The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the Decedent by instrument recorded in Book 1196, Page 1194, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (25 E 755, Forsyth County).

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, as Executor of the Estate of the Decedent, does hereby covenant that he has not placed nor suffered to be placed any presently existing liens or encumbrances against said premises and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of the Grantor, as Executor of the Estate of Vonetta Wheeler Brannon, insofar as it is his duty to do so by virtue of his office as Executor, but no further. Subject also to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.

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

 (SEAL)
Percy Phillips Executor of the
Estate of Vonetta Wheeler Brannon

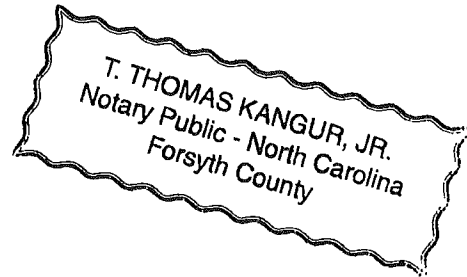
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Percy Phillips**
Executor of the Estate of Vonetta Wheeler Brannon

Date: 7/21/25

T. Thomas Kangur, Jr.
Notary Public

T. Thomas Kangur, Jr.
printed or typed name of notary public



My Commission Expires: 9/27/27