

2023037000 00105FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$130.00PRESENTED & RECORDED
10/30/2023 02:03:32 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3779
PG: 1962 - 1965**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$130.00

Parcel Identifier No. 6833-14-3191 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail recorded Deed to: Grantee

Prepared by: Grantor

Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Deed preparation only – no title opinion rendered.

Property Address: 136 Garland Street, Winston-Salem, NC 27127

THIS DEED made this 20th day of Oct., 2023, by and between**GRANTOR****Josephine Aldridge Henson and husband, Paul Henson**
Josephine Aldridge Henson, Administrator of
Estate of Wilda Wray Kimel Aldridge (aka Wilda K.
Aldridge)
141-A Garland Street
Winston-Salem, NC 27127**GRANTEE****2A Real Estate LLC**
424 W. 4th Street
Winston-Salem, NC 27101-2805

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows (the "Property"):**SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF**

For back title reference, see the deed recorded in Book 2083, Page 535, Forsyth County Registry. See also the Estate of Wilda Wray Kimel Aldridge, Forsyth County Estate File No. 23 E 1989.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple.

And Grantor covenants with Grantee, that Grantor is seized of the Property in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject only to the following exceptions:

- a) Ad valorem taxes for the year 2023 and subsequent years; and
- b) All easements, rights-of-way and prescriptive rights of record pertaining to any portion(s) of the Property.

SEE SEPARATE SIGNATURE PAGE

SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA GENERAL WARRANTY DEED

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

Josephine Aldridge Henson
Josephine Aldridge Henson

Paul Henson
Paul Henson

Estate of Wilda Wray Kimel Aldridge (aka Wilda K. Aldridge)

By: Josephine Aldridge Henson
Josephine Aldridge Henson, Administrator

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Wake and State aforesaid, certify that Josephine Aldridge Henson, individually, and as Administrator of the Estate of Wilda Wray Kimel Aldridge (aka Wilda K. Aldridge) and husband, Paul Henson, personally came before me this day and acknowledged the due execution of the foregoing instrument.

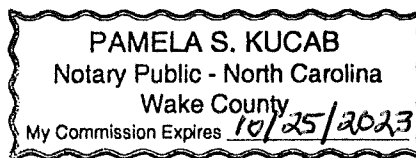
Witness my hand and Notarial stamp or seal this 20th day of Oct., 2023.

Pamela S. Kucab

Notary Public

Name: Pamela S. Kucab

My Commission Expires: Oct. 25, 2023



SCHEDULE A

BEGINNING at an iron in the southern right-of-way line of Garland Street, said iron being the Northwest corner of Lot 30, Block 1 of Avondale (Plat Book 4, Page 181(2)); running thence South $01^{\circ}26'01''$ West 216.90 feet along the western boundary line of the said Lot 30 to an iron, the Southwest corner of said Lot 30; running thence South $88^{\circ}00'33''$ East 100.37 along the southern boundary line of Lots 27, 28, 29 and 30, Block 1 of Avondale (Plat Book 4, Page 181(2) to an iron, the Southeast corner of said Lot 27; running thence South $02^{\circ}11'28''$ West 58.67 feet to a point, said point being the Southwest corner of William K. Johnson (DB 966, Page 161); running thence North $88^{\circ}51'40''$ West 100.38 feet to a point, said point being the Northwest corner of the dead-end of Winston Street; running thence North $88^{\circ}51'40''$ West 74.12 feet to an iron, said iron being the Southeast corner of Hobert T. Rynn (DB 1681, Page 3229); running thence North $1^{\circ}16'07''$ East 61.50 feet along the eastern boundary line of said Hobert T. Rynn to an iron, said iron being the Southeastern corner of Lot 34 of said Avondale; running thence North $01^{\circ}26'25''$ East 215.35 feet along the eastern boundary line of said Lot 34, to an iron in the southern right-of-way line of Garland Street, said iron being the Northeast corner of said Lot 34; running thence South $89^{\circ}02'01''$ 75.07 feet East along the southern right-of-way line of Garland Street to the point and place of BEGINNING. Also being Lots 31, 32 and 33, Block 1 of Avondale No. 1, recorded in Plat Book 4, Page 181(2), and two adjoining parcels to the south and southeast of said lots. This description is in accordance with survey dated August 23, 1999 by Joseph E. Franklin, P.L.S. (See DB 463, PG 61; DB 743, PG 225; DB 961, PG 498.)