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FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$34.00

PRESENTED & RECORDED
 02-04-2015 03:26:57 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS

BY: GAIL K PARHAM
 DPTY

BK: RE 3215**PG: 2962-2963**

MAIL AFTER RECORDING TO: Grantee @

THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH, Attorney at Law *Box 128*

Excise Stamps: \$34.00

14-01-465A

NORTH CAROLINA)

)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 7th day of November, 2014, by and between Joan E. Henderson, Executrix of the Estate of Mildred S. Woods, whose address is 4106 Cobia Street Pensacola, FL 32507, GRANTOR; and Equity Trust Company Custodian FBO Z097004, whose address is P.O. Box 451340 West Lake, OH 44145; GRANTEES.

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:

BEING all of Lot 94 fronting 50 feet on the South side of 17th Street in Overbrook, as recorded in the Office of the Register of Deeds, in Plat Book 1, Page 5A, Forsyth County, North Carolina.

Property Address: 2042 East 17th Street Winston-Salem, NC 27104

The property conveyed herein does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

Joan E. Henderson (SEAL)
Joan E. Henderson individually and
as Executrix of the Estate of
Mildred S. Wood

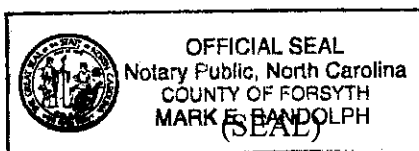
James H. Henderson (SEAL)
James H. Henderson

NORTH CAROLINA)
)
FORSYTH COUNTY)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joan E. Henderson, Individually and as Executrix of the Estate of Mildred S. Woods , and husband, James H. Henderson

Witness my hand and official stamp or seal, this 7th day of November, 2014.

Date: November 7th, 2014



Mark E. Randolph
Notary Public
My commission expires: 2/2/16