



2015011057 00086

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

04-02-2015 12:06:53 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3223

PG: 4313-4314

THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH

original to: Mark E Randolph

Tax Stamps \$

NORTH CAROLINA)

)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 15th day of April, 2015 Joan E. Henderson, Individually and as Executrix of the Estate of Mildred S. Woods and husband, James H. Henderson, 4106 Cobia Street, Pensacola, Fl 32507, Grantor, GRANTOR; and Equity Trust Company, FBO Z097004 IRA, P. O. Box 451340, West Lake, OH 44145, GRANTEE.

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 of their interest in that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lots 93 and 94 on the south side of 17th Street in "Overbrook", a map of with is recorded in Plat Book 1, Page 5A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2042 East 17th Street, Winston-Salem, NC 27105

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

Lot 94 was previously conveyed to the Grantor herein by deed recorded in Book 3215, Page 2962, Forsyth County Registry. It is being included in this conveyance due to the husband being left off of the first page of that deed. Also see Book 3215, Page 2962 for revenue stamps.

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. Woods

James H. Henderson (SEAL)
James H. Henderson

FLORIDA)
)
Escambia COUNTY)

I certify that the following persons 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 1st day of April, 2015.

Date: April 1, 2015

Leighton Schuck
Notary Public

My commission expires: 9-24-17

