

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NTC

Parcel Identifier No. 2829-40-1683 Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: 2065 HEIDELBURY DR WINSTON SALEM, NC 27106

This instrument was prepared by: George A. "Trip" Payne, 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. No title requested, none performed.

Brief description for the Index: 7.96 ACRES, MORE OR LESS, PETE SMITH RD.

THIS DEED made this 18th day of August, 2022, by and between

GRANTOR

**O'LAF SORENTO MASSENBURG, Executor of
the Estate of Vera Jenkins Webb (aka Vera Jenkins
Massenburg), see Forsyth County, NC File 20E1629);
O'LAF SORENTO MASSENBURG, and wife
DEBORAH BROWN MASSENBURG
2065 Heidelberg Dr.
Winston-Salem, NC 27106**

GRANTEE

**O'LAF SORENTO
MASSENBURG, DEBORAH
BROWN MASSENBURG,
and ALEXANDER
GABRIEL MASSENBURG
as joint tenants with right of survivorship**

**Mailing Address:
2065 Heidelberg Dr.
Winston-Salem, NC 27106**

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, parcel of land or condominium unit situated in the City of Louisburg, Franklin County, North Carolina and more particularly described as follows:

That certain tract or parcel of land designated as Tract No. 3 which is more particularly described by metes and bounds on that certain map dated August 8, 1975, prepared by Harold B. Mullen, Registered License Surveyor, entitled "Property Survey for Spencer P. Massenburg and wife Mary Massenburg, Sandy Creek Township, Franklin County, North Carolina; said map being recorded in Plat File Number 1, Slide Number 28 in the Office of the Register of Deeds for Franklin County, and said tract consists of 7.96 acres and was allotted no tobacco allotment by the Franklin County A.S.C.S. Office for the year 1975.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 736 Page 385. See also Franklin County, NC File 75SP20.

All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a 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, other than the following exceptions:

Easements and Restrictions of record, if any, and current years Ad Valorem Taxes.

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

O'Laif Sorento Massenburg (SEAL)
O'LAF SORENTO MASSENBURG, Executor

O'Laif Sorento Massenburg (SEAL)
O'LAF SORENTO MASSENBURG

Deborah Brown Massenburg (SEAL)
DEBORAH BROWN MASSENBURG

____ (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of FORSYTH and State aforesaid, certify that O'LAF SORENTO MASSENBURG, and wife DEBORAH BROWN MASSENBURG personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 18th day of August, 2022.

My Commission Expires: April 1, 2023
(Affix Seal)

George A. Payne, Jr.
George A. Payne Jr. Notary Public
Notary's Printed or Typed Name

