

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$950.00

REID: 0052724

This instrument was prepared by: Burns, Day & Presnell, PA

Return to: Grantee

Brief description for the Index: 1713 Oberlin Road

THIS DEED made this 13th day of January, 2023, by and between

GRANTOR	GRANTEE
Nina Lynn Church, widow	Thomas F. Sewitsky III and spouse, Andrea P. Sewitsky 8122 Primanti Blvd. Raleigh, NC 27612
Wendy Shumate and spouse, Alan Lee Shumate	
Cynthia Brown and spouse, Travis Toby Brown	
Keith Wayne, Executor of the Estate of Nannie Lee Panton, joins in the execution of this Deed to grant any interest the Estate of Nannie Lee Panton may have in the property	

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

Beginning at a stake in the northwest line of Oberlin Road, said stake being the southeast corner of Lot 26, and being 89.46 feet from the intersection of the South line of Center Street with the northwest line of Oberlin Road; runs thence South 21 degrees 15 minutes West 62.7 feet with the northwest line of Oberlin Road to a stake; runs thence North 83 degrees 30 minutes West 129 feet to a stake; runs thence North 04 degrees 00 minutes East 55 feet to a stake, the southwest corner of Lot 26; runs thence South 86 degrees 00 minutes East 147.7 feet with the line of Lots 26 and 27 to the point and place of beginning, and being all of Lot 27 of Grove View, according to a map recorded in Book of Maps 1911 at page 84 of the Wake County Registry, and a portion off the North part of Lot 1 of Wake Hills Revised, according to a map recorded in Book of Maps 1938 at page 18 of the Wake County Registry. For chain of title see Book 5403, Page 907; Book 1098, Page 232; Book 1090, Page 133; Book 1083, Page 21; Book 1083, Page 22, Wake County Registry.

Submitted electronically by Burns, Day and Presnell, PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

The property hereinabove described was acquired by James Harrison Panton and wife, Nannie Lee Panton, by instrument recorded in Book 5403, Page 907, Wake County Registry. James Harrison Panton died first and Nannie Lee Panton became sole owner by operation of law. Nannie Lee Panton died in 2021 and her will was probated in Wilkes County, North Carolina estate file 21 E 884, with a certified true copy of said will filed in Wake County, North Carolina estate file 22 E 1261. Her will devised the property to Nina Lynn Church, Wendy Shumate, and Cynthia Brown.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book of Maps 1911, Page 84 and Book of Maps 1938, Page 18.

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:

Ad valorem taxes

Restrictions and easements of record

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

Nina Lynn Church (Seal)
Nina Lynn Church

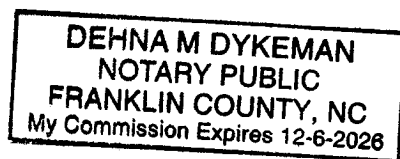
State of NC
County of WAKE

I, the undersigned Notary Public of ^{FRANKLIN} ~~the~~ County and State aforesaid, certify that Nina Lynn Church 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 13th day of January, 2023.

My Commission Expires: 10-16-2026


Notary Public - DEHNA M. DYKEMAN
(Notary's Printed or Typed Name)

(Affix Seal – stamped not embossed)



Estate of Nannie Lee Panton

By: [Signature] (SEAL)
Keith Wayne, Executor

State of NC
County of Cabarrus

I, the undersigned Notary Public of the County and State aforesaid, certify that **Keith Wayne, Executor of the Estate of Nannie Lee Panton**, 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 10th day of January, 2023.

My Commission expires: 4-2-2027

[Signature]
Notary Public - Lisa K. Webster

(SEAL)



* Continuation of NC General Warranty Deed *

Wendy Shumate (Seal)
 Wendy Shumate
Alan Lee Shumate (Seal)
 Alan Lee Shumate

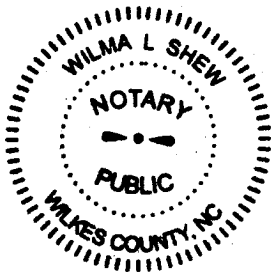
State of NC
 County of Wilkes

I, the undersigned Notary Public of the County and State aforesaid, certify that **Wendy Shumate and Alan Lee Shumate** 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 10th day of January, 2023.

My Commission Expires: 7/22/27

Wilma L Shew
 Notary Public - Wilma L Shew
 (Notary's Printed or Typed Name)

(Affix Seal – stamped not embossed)



Cynthia Brown (Seal)
Cynthia Brown
Travis Toby Brown (Seal)
Travis Toby Brown

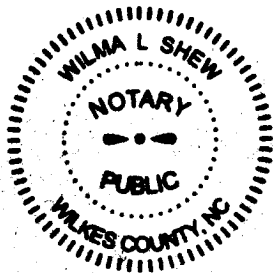
State of NC
County of Wilkes

I, the undersigned Notary Public of the County and State aforesaid, certify that Cynthia Brown and Travis Toby Brown 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 9th day of January, 2023.

My Commission Expires: 7/22/27

Wilma L Shew
Notary Public - Wilma L Shew
(Notary's Printed or Typed Name)

(Affix Seal – stamped not embossed)



* Continuation of Warranty Deed