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02/02/2024

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ASSISTANT-GB

BY: SHEIKA WASHINGTON

2024004687 NO TAXABLE CONSIDERATION
GUILFORD COUNTY, NC
 JEFF L. THIGPEN
 REGISTER OF DEEDS

NC FEE \$26.00

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier No. 7801848308/7866069648/7822391512

Verified by _____ County on the ____ day of _____, 2024

By: _____

Mail/Box to: Wyatt Early Harris Wheeler LLP, 1912 Eastchester Drive, Suite 400, High Point, NC 27265

This instrument was prepared by: Wyatt Early Harris Wheeler LLP (Leigh Anne Kasias)(without title examination)

Brief description for the Index: _____

THIS DEED made this 2nd day of February 2024, by and between

GRANTOR

Howard K. Hicks, a widower
 606 Thornwood Road
 Jamestown, NC 27282

GRANTEE

Howard K. Hicks Revocable Trust dated July 29, 2010
 Members Trust Company, a federally chartered thrift, Trustee
 14055 Riveredge Drive, Suite 525
 Tampa, FL 33637

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

WHEREAS, certain real property, as more specifically described in this deed hereinbelow was conveyed to Howard K. Hicks and spouse, Carolyn D. Hicks aka Carolyn J. Hicks, by deeds recorded in Book 4364, Pages 1814-1817; Book 3845, Pages 1240-1241; and Book 3586, Pages 1973-1974 in the Office of the Register of Deeds for Guilford County, North Carolina (the "Properties");

WHEREAS, NCGS 39-13.6(b)(1) provides that "a conveyance of real property, or any interest therein, to a husband and wife vests title in them as tenants by the entirety when the conveyance is to a named man 'and wife,'" and as such, Howard K. Hicks and Carolyn D. Hicks aka Carolyn J. Hicks owned the Properties described in this deed as tenants by the entirety;

WHEREAS, Carolyn D. Hicks aka Carolyn J. Hicks died on May 25, 2023, thereby predeceasing Howard K. Hicks;

WHEREAS, on the basis of the foregoing, Howard K. Hicks is the sole owner of the Properties described in this deed as the surviving spouse of Carolyn D. Hicks aka Carolyn J. Hicks;

submitted electronically by "Wyatt Early Harris Wheeler LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Guilford County Register of Deeds.

NOW THEREFORE, 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 his rights, title, interest in those certain lots or parcels of land situated in the Guilford County, North Carolina and more particularly described as follows:

See Exhibit A

TO HAVE AND TO HOLD such interest the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the properties hereinabove described.

This conveyance is made and accepted subject to all valid and subsisting restrictions, reservations, conditions, limitations, encumbrances, covenants, exceptions, and easements as may appear of record, if any, affecting the above-described properties.

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

Howard K. Hicks by his agent Randal L. Hicks
By: _____ (SEAL)
Howard K. Hicks, by and through his Agent,
Randal L. Hicks

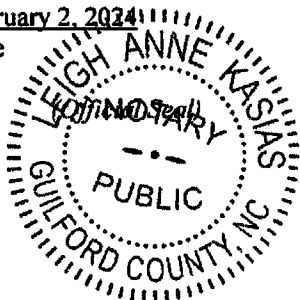
STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

I, Leigh Anne Kasias, a Notary Public of the State of North Carolina and County of Guilford, certify that Randal L. Hicks, Agent for Howard K. Hicks, personally appeared before me this day and being by me first duly sworn, says that he executed the foregoing and annexed instrument for and on behalf of Howard K. Hicks and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the Office of the Register of Deeds of Guilford County, North Carolina, on the 13th day of June 2019, recorded in Book 8163 at Pages 1132-1142, and that this instrument was executed under and by virtue and by the authority granted by said instrument granting his power of attorney; that the said Randal L. Hicks acknowledged the due execution of the foregoing and annexed instrument for the purposed therein expressed for and on behalf of said Howard K. Hicks.

February 2, 2024

Date



Leigh Anne Kasias
Leigh Anne Kasias, Notary Public

My Commission Expires: January 20, 2025

EXHIBIT A

TRACT I: PIN 7801848308/Parcel Number 184445

Tract I: All of Lot 76, Section 2, Wiltshire Subdivision, as per plat thereof recorded in the office of the Register of Deeds of Guilford County, North Carolina, in Plat Book 43, at Page 38.

Tract II: BEGINNING at an iron pin located in the Northern margin of Suffolk Avenue at the Southeast corner of Lot 76, Wiltshire Subdivision, Section 2, as per plat thereof recorded in the Guilford County Public Registry in Plat Book 43, at Page 38, and running thence from said point of beginning, North 8° 13" East 70.18 feet to a new iron pin; thence North 0° 36" East 81.02 feet to an iron pin located at the most Northerly corner of said Lot 76; thence with the Eastern side lot line of said Lot 76, South 4° 8" West 150.87 feet to the point and place of Beginning, the same being a small strip of land adjacent to said Lot 76, Wiltshire Subdivision, Section 2.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 4364, Pages 1814-1817.

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

A map showing the above-described property is recorded in Plat Book 43 at Page 38.

TRACT II: PIN 7866069648/Parcel Number 87040

BEGINNING at an iron pipe in the western margin of Sheridan Road at the eastern boundary of Lot 22 of North Hyde Park Subdivision as recorded in Plat Book 16, Page 25, Guilford County Registry thence running South 89 degrees 59 minutes West 155.00 feet to an iron pipe at the western boundary of Lot 22, thence North 4 degrees 00 minutes East 112.50 feet to an iron pipe at the southern boundary of Barham Road (formerly Meadow Road), thence North 89 degrees 59 minutes East 155.00 feet to a p.k. nail in pavement at the northeast corner of Lot 26, thence South 4 degrees 00 minutes West 112.50 feet to the point of BEGINNING, and being the northern half of Lot 22 and all of Lots 23, 24, 25 and 26 of North Hyde Park Subdivision as recorded in Plat Book 16, Page 25 of the Guilford County Registry. See survey by Richard L. Smith, R.L.S., dated 1-17-86 and entitled "Survey for Howard K. Hicks and wife, Carolyn J. Hicks, 3813 Sheridan Road, Greensboro, N.C." to which reference is hereby made.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3845, Pages 1240-1241.

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

A map showing the above-described property is recorded in Plat Book 16 at Page 25.

TRACT III: PIN 7822391512/Parcel Number 158842

Being all of Lot No. 30, Section 7 of Cedarwood, Block F as recorded in Plat Book 37, Page 58 at the Office of the Register of Deeds, Guilford County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3586, Pages 1973-1974.

The property herein conveyed does include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book 37 at Page 58.