

BK1874 P2779

44



THIS DEED DRAWN BY: R. Kenneth Babb

FORSYTH COUNTY
515

10-09-95

MAIL TO: Gaston Little
1316 Highland Avenue
Winston-Salem, NC 27101

\$12.00

STATE OF
NORTH
CAROLINA



Real Estate
Excise Tax

NORTH CAROLINA)
)
FORSYTH COUNTY)

DEED OF TRUSTEE UNDER WILL

THIS DEED made this the 22nd day of September, 1995, by R. Kenneth Babb, Successor Trustee Under The Will of Rober Shoaf, Sr. for the benefit of Rober Shoaf, Jr. and Latonya Denise Shoaf, (hereinafter referred to as "Grantor") to Gaston Little, and wife Dorothy W. Little of Forsyth County, North Carolina, (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, Rober Shoaf, Sr. died a resident of Forsyth County, North Carolina on September 13, 1990 leaving a Last Will and Testament dated March 5, 1985, which has been admitted to probate and the original appears of record in estate file 90 E 1413 in the office of the Clerk of Superior Court of Forsyth County, North Carolina.

WHEREAS, R. Kenneth Babb was appointed Public Administrator, CTA of the estate of Rober Shoaf, Sr. on February 26, 1992 upon the removal of Rober Shoaf, Jr. as the former personal representative;

WHEREAS, Item XII of the Will of Rober Shoaf, Sr. created a Trust consisting of the residuary assets of the estate of Rober Shoaf, Sr.

WHEREAS, R. Kenneth Babb was appointed Successor Trustee under the Will of Rober Shoaf, Sr. for the benefit of Rober Shoaf, Jr. and Latonya Denise Shoaf on April 28, 1992 upon the removal of Rober Shoaf, Jr. as the former Trustee under the Will of Rober Shoaf, Sr., which said trust consists of the residuary assets of the estate of Rober Shoaf, Sr.;

WHEREAS, the said residuary estate of Rober Shoaf, Sr. consists partially of the real estate described hereinbelow which said real estate has been conveyed from the estate of Rober Shoaf, Sr. to R. Kenneth Babb Successor Trustee under the Will of Rober Shoaf, Sr. for the benefit of Rober Shoaf, Jr. and Latonya Denise Shoaf (See Deed Book 1832, Page 3416, Forsyth Registry);

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NOW, THEREFORE, the Grantor as Successor Trustee Under The Will of Rober Shoaf, Sr. for the benefit of Rober Shoaf, Jr. and Latonya Denise Shoaf, pursuant to power of sale contained in the residuary Trust Under the Will of Rober Shoaf, Sr., has bargained and sold and by these presents does bargain, sell and convey unto Gaston Little, and wife Dorothy W. Little and their heirs in fee simple forever, the following described real estate, to wit:

Being known and designated as Lot No. 3 on the plat of A.H. Allgood Property, a plat of which is recorded in Plat Book 6, Page 14, Office Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made.

Property Address: 1708 25th Street
Winston-Salem, NC 27105

Tax Block 1205, Lot 3

TO HAVE AND TO HOLD the aforesaid tract or parcel of land together with all privileges and appurtenances thereunto belonging to the Grantor unto the Grantee and their heirs in fee simple forever.

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



(SEAL)
R. Kenneth Babb, Successor Trustee
Under The Will of Rober Shoaf, Sr. for
the benefit of Rober Shoaf, Jr. and
Latonya Denise Shoaf

STATE OF NORTH CAROLINA - Forsyth County

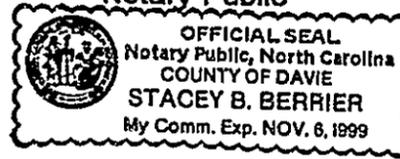
I, Stacey B Bernier, a notary public of the ^{Davis} foregoing county and state, hereby certify that R. Kenneth Babb, Successor Trustee Under The Will of Rober Shoaf, Sr. for the benefit of Rober Shoaf, Jr. and Latonya Denise Shoaf, Grantor, personally appeared before me and acknowledged the execution of the foregoing deed of conveyance.

Witness my hand and notarial seal this the 22nd day of September, 1995.

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Stacey B. Berrier
Notary Public

My commission expires:
Nov. 6, 1999



The foregoing Certificate of Stacey B. Berrier, NB, Davie Co. NC is certified to be correct. This the 9 day of ~~September~~, 1995.
October

John Holleman, Register of Deeds for Forsyth County by:

D. Riddle Deputy/Assistant

PRESENTED FOR
REGISTRATION
AND RECORDED

'95 OCT -9 11:59

John Holleman
Register of Deeds
Forsyth Co. NC

12 22
Hilda
Green