

FORSYTH CO, NC 84 FEE: \$ 20.00  
 PRESENTED & RECORDED: 12/13/2002 11:52AM  
 DICKIE C. WOOD REGISTER OF DEEDS BY: HODDVA  
 STATE OF NC REAL ESTATE EXT: \$ 56.00  
 BK2305 P 568 - P 570

DRAFTED BY: Gregory W. Schiro RECORDING TIME  
 After Recording place in Norman Nifong Box #33  
 Mail future tax bills to: Grantees, PO Box 305 Southmont, NC 27351  
 Winston Township, Tax Block 761, Lot 37  
 Revenue Stamps: \$ 56.00 Probate and recording fee: \_\_\_\_\_  
 Verified by Forsyth County on the \_\_\_\_\_ day of \_\_\_\_\_ 2002,  
 by \_\_\_\_\_.

THIS DEED made this 11<sup>th</sup> day of December, 2002,  
 by and between the Estate of Jeanette Hines Eller, by and through  
 Stella Hines, the duly appointed Executor of the Estate of Jeanette  
 Hines Eller, Grantor, and John G. Rafferty and wife,  
 Margaret L. Rafferty, as Co-Trustees to the John G. Rafferty UTD  
 23rd of March, 1999 Trust, Grantees. (Hereinafter, the designa-  
 tion "Grantors" and "Grantee" shall include the parties as above  
 designated, their heirs, successors, and assigns, unless other-  
 wise stated, and the designation of "Grantor" and "Grantee" shall  
 include the singular, plural, masculine and feminine or neuter as  
 required by context.)

WHEREAS, Stella Hines is the duly qualified Executor of the  
 Estate of Jeanette Hines Eller, having been duly qualified by the  
 Clerk of Superior Court of Forsyth County, North Carolina, on  
 December 5, 1997, in that estate entitled "The Estate of Jeanette  
 Hines Eller, 97 E 1257, Forsyth County, North Carolina;" and said  
 qualification has not been revoked or otherwise terminated;  
 Pursuant to the terms of the Will admitted to probate in that  
 Estate, the Executor was to sell all real estate, with the pro-  
 ceeds of sale becoming an asset of the Estate. Stella Hines is  
 executing of this deed pursuant to North Carolina General Sta-  
 tutes Section 28A-17-8 and the requirement and power to sell  
 contained in the Will; the Notice to Creditors was published in  
 this Estate in The Winston-Salem Journal beginning on December  
 23, 1997, and continuing once a week until it had been published  
 four successive weeks; the time within which claims should be

filed has expired; said estate is now pending and no final account has yet been filed or approved therein; and,

WITNESSETH, that the Grantor, the Estate of Jeanette Hines Eller, for a valuable consideration of ten dollars and other valuable consideration (\$10.00 o.v.c.) paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot located in Winston Township, Forsyth County, North Carolina and being more particularly described as follows:

BEING No. Thirty-Seven, (37), on plat of land formerly owned by Duffy and Hahn and known as F.M. Hahn property as surveyed and platted by J.E. Ellerbe, C.E. plat of which is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 7, at page 21, reference to which is hereby made for a more particular description.

The above property was conveyed to Carl Eller and wife, Jeanette H. Eller by deed recorded in Deed Book 1006 at page 527.

TO HAVE AND TO HOLD the aforesaid lot and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantor the Estate of Jeanette Hines Eller by and through Stella Hines, Executor of the Estate of Jeanette Hines Eller, covenants with the Grantees, that she has not done or caused to be done any act that would create an existing encumbrance or lien against the premises or that would otherwise impair title to the premises, and that the Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that this Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions: all easements, rights of ways, restrictive covenants, of record, if any, and ad valorem taxes for the year 2002 which shall be prorated as of the date of closing.

IN TESTIMONY WHEREOF, the grantor has hereunto set her hand and seal, the day and year first above written.

The Estate of Jeanette Hines Eller

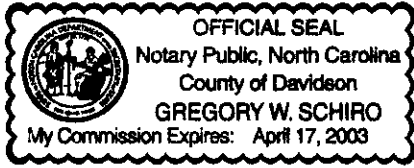
By: *Stella Hines* (Seal)  
Stella Hines, Executor of the Estate of Jeanette Hines Eller

State of North Carolina - Forsyth County

I, Gregory W. Schiro,  
a Notary Public of Davidson County, State of North Carolina, do hereby certify that Stella Hines, Executor of the Estate of Jeanette Hines Eller, grantor herein, personally ap-

peared before me this day and acknowledged the execution of the foregoing deed of conveyance.

11<sup>th</sup> Witness my hand and notarial seal or stamp this the day of December, 2002.



Gregory W. Schiro  
Notary Public

(seal or stamp of Notary Public) My Commission expires: April 17, 2003

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STATE OF NORTH CAROLINA - Forsyth County

The foregoing certificate of Gregory W. Schiro, a Notary Public of Davidson County, State of North Carolina, is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page stated, this the 2 day of December, 2002.

Register of Deeds of Forsyth County, North Carolina

By *[Signature]*  
~~Deputy Assistant~~

DICKIE C. WOOD, REGISTER OF DEEDS