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2008056510 00122

FORSYTH CO, NC FEE \$20.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

11-25-2008 03:25 PM

KAREN GORDON

REGISTER OF DEEDS

BY: E NAVARRO

DPTV

BK: RE 2863**PG: 2445-2447**

Excise Tax: \$-0-

PROBATE AND FILING FEE \$

PAID

■ Tax Block: 0715

■ Lots: 033, 034, 035, 220

■ Parcel Identifier No.: 6834-47-4408.00

Property Address:

■ 2101 Sunnyside Avenue; Winston-Salem, NC 27127-3105

Mail after recording to:

■ **Blanco Tackabery Box # 52 @ Forsyth County Register of Deeds' Office**

Prepared by:

David B. Blanco, Esq.

Mail future tax bills to

■ D. Wayne Colter; % Colter Electric Company; 2101 Sunnyside Avenue; Winston-Salem, NC 27217-3105

A TITLE SEARCH WAS NEITHER REQUESTED NOR PERFORMED.**FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this OCTOBER 29, 2008, by and between:GRANTOR

• **D. WAYNE COLTER,**
 • **CAROLYN C. BARLOW** and
 • **TERRY LEE COLTER,**
Co-Trustees of the BEULAH N. COLTER REVOCABLE TRUST
AGREEMENT, dated 03/22/2000, as amended on 03/30/2000
 % D. Wayne Colter, a Co-Trustee
 2101 Sunnyside Avenue
 Winston-Salem, NC 27127-3105

GRANTEE

• **D. WAYNE COLTER**
 • **MARY KAY S. COLTER**
 • **DANIEL SCOTT COLTER**
 % 2101 Sunnyside Avenue
 Winston-Salem, NC 27127-3105

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

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 or parcel of land in Forsyth County, North Carolina, Winsfon Township, more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 33, 34 and 35, map of Forsyth Furniture Lines, recorded in Plat Book 9, Page 106, in the office of the Register of Deeds of Forsyth County, North Carolina. Also BEING KNOWN AND DESIGNATED as Lot 220 of Block 0715, as shown on the Forsyth County, North Carolina Tax Maps.

(2101 Sunnyside Avenue, Winston-Salem, NC: Tax Block No. 0715; Lots 003, 0034, 0035 and 220.)

BTCM: 389511.1

THIS PROPERTY was owned by Daniel J. Colter and his wife, Beulah N. Colter (see Deed recorded at Book 1452, Page 0030, Forsyth County, NC Registry). At the death of Daniel J. Colter, the property passed to his wife, Beulah N. Colter, as the surviving tenant by the entireties (see Daniel J. Colter Estate File No. 06 E 1265; Forsyth County, NC Clerk of Superior Court's Office). In Beulah N. Colter's Will, she conveyed the above-described property to the Beulah N. Colter Revocable Trust Agreement (see Beulah N. Colter Estate File No. 06 E 2058; Forsyth County, NC Clerk of Superior Court's Office) for the benefit of the above-named Grantees.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions:

- a) 2008 and succeeding years' ad valorem taxes, not yet due and payable.
- b) This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or, if a corporation, has caused this instrument to be signed in its corporate name by its duly-authorized officers and caused its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CO-TRUSTEES OF:
BEULAH N. COLTER REVOCABLE TRUST AGREEMENT

By: ✓ D. Wayne Colter (SEAL)
D. Wayne Colter, Co-Trustee

By: ✓ Carolyn C. Barlow (SEAL)
Carolyn C. Barlow, Co-Trustee

By: ✓ Terry Lee Colter (SEAL)
Terry Lee Colter, Co-Trustee

NORTH CAROLINA - FORSYTH COUNTY

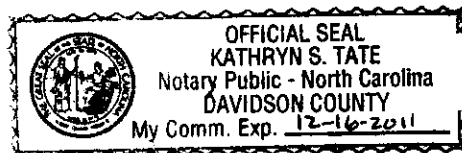
I, a Notary Public of DAVIDSON County and State aforesaid, certify that D. WAYNE COLTER, Co-Trustee of the Beulah N. Colter Revocable Trust Agreement, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of ✓ OCTOBER, 2008.

My commission expires:

✓ 12-16-2011

✓ Kathryn S. Tate
Notary Public

NOTARIAL SEAL/STAMP: ✓



NORTH CAROLINA - FORSYTH COUNTY

I, a Notary Public of DAVIDSON County and State aforesaid, certify that CAROLYN C. BARLOW, Co-Trustee of the Beulah N. Colter Revocable Trust Agreement, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of October, 2008.

My commission expires:

✓ Kathryn S. Tate
Notary Public

✓ 12-16-2011

NOTARIAL SEAL/STAMP: ✓



NORTH CAROLINA - FORSYTH COUNTY

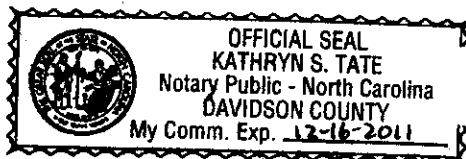
I, a Notary Public of DAVIDSON County and State aforesaid, certify that TERRY LEE COLTER, Co-Trustee of the Beulah N. Colter Revocable Trust Agreement, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of October, 2008.

My commission expires:

✓ Kathryn S. Tate
Notary Public

✓ 12-16-2011

NOTARIAL SEAL/STAMP: ✓



The foregoing certificate of _____

_____ is certified to be correct.

This the _____ day of _____, 2008.

Karen Gordon, Register of Deeds for Forsyth County

By: _____

Deputy/Assistant