


**2010028896 00002**

 FORSYTH CO, NC FEE \$28.00  
 STATE OF NC REAL ESTATE EXT  
**\$145.00**

 PRESENTED & RECORDED:  
**08-03-2010 08:32:00 AM**

 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: C MCCUMMINGS  
 DPTY

**BK: RE 2957**  
**PG: 2348-2351**

**Prepared By:**            **Gordon W. Jenkins, Esq. (Box 108)**  
                                  **Wells Jenkins Lucas & Jenkins PLLC**  
                                  **Suite 200, 155 Sunnynoll Court**  
                                  **Winston-Salem, North Carolina 27106**

**Mail To:**    *607 71*            **Countrytyme Homes LLC**  
                                  **Post Office Box 1037**  
                                  **Kernersville, North Carolina 27285**

**NO TITLE SEARCH PERFORMED OR REQUESTED**

NORTH CAROLINA	)	
	)	<b>EXECUTOR'S SPECIAL WARRANTY DEED</b>
FORSYTH COUNTY	)	

THIS DEED, made this 26th day of July, 2010, by Kimberlee June Trombley, Executor of the Estate of Edna M. Wooten, hereinafter called Grantor, and Countrytyme Homes LLC, hereinafter called Grantee.

**W I T N E S S E T H:**

WHEREAS, Edna M. Wooten died on September 13, 2009, and the Last Will and Testament of Edna M. Wooten has been duly probated and is recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, Estate File No.09 E 1770 and the above-named Executor has qualified as Executor of her estate; and

WHEREAS, the Will of Edna M. Wooten leaves the residuary estate to Kimberlee June Trombley, as Executor; and

WHEREAS, the Executor has determined that it is in the best interest of the Estate to sell the real property described below;

NOW, THEREFORE, Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and Other Good and Valuable Considerations to her paid by the Grantee, does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, in fee simple, the following described property located in Forsyth County, North Carolina:

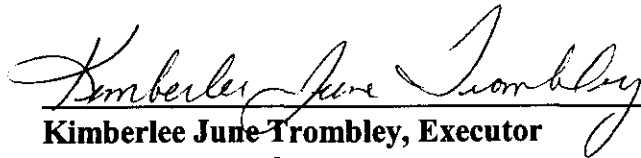
**See Exhibit A attached hereto and incorporated herein by reference for a more particular property description.**

This conveyance is made subject to easements, rights of way and restrictive covenants of records, if any, and to ad valorem taxes for the current tax year, which are to be prorated to the date of closing.

To have and to hold the above-described premises, with all appurtenances thereunto belonging unto the Grantee, its successors and assigns in fee simple.

AND THE SAID Kimberlee June Trombley, Executor under the Will of Edna M. Wooten, does hereby covenant that she has not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that she will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, or under her, as Executor under the Will of Edna M. Wooten, insofar as it is her duty to do so by virtue of being the Executor under the will of Edna M. Wooten, but no further.

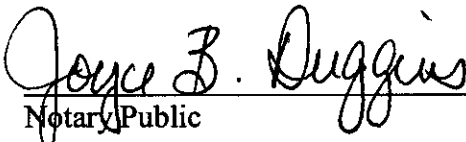
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

 (SEAL)  
**Kimberlee June Trombley, Executor**  
**Estate of Edna M. Wooten**

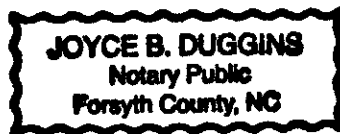
## STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Joyce B. Duggins, a Notary Public for Forsyth County, North Carolina do hereby certify that the following person(s) appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Kimberlee June Trombley, Executor of the Estate of Edna M. Wooten.**

WITNESS my hand and official seal this the 26th day of July, 2010.

  
Notary Public

My Commission Expires: 4-22-2011



## Exhibit A - Property Description

Beginning at an iron stake in the East Margin of New U.S. Highway #52, running thence North 4 degrees 30 minutes East along the Eastern Margin of Highway 52 508.4 feet to an iron stake; thence South 89 degrees 30 minutes East 61.7 feet to an iron stake; thence South 0 degrees 56 minutes West 78.1 feet to an iron stake; thence South 88 degrees 55 minutes East 296.7 feet to an iron stake; thence South 0 degrees 11 minutes West 242.4 feet to an iron stake, the Southwest corner of Lot #102 of Block G Tallywood Subdivision; thence North 87 degrees 02 minutes West 378.7 feet to an iron stake in the Eastern margin of New U.S. Highway #52, the place of beginning, said property being all of the land lying East of the East Margin of said Highway owned by the Grantor and as surveyed by H.A. Burns on August 17, 1953 and being known and designated as Lot #13 in Block 3440 and Lot #101 in Block 1691 in the Office of the Tax Supervisor of Forsyth County, North Carolina. For further reference see Deed Book 1860, Page 1160, Forsyth County Registry.

Property Address: 3737 North Patterson Avenue  
Winston-Salem, North Carolina 27105

Tax Block: 3440; Lot 013