


2010051021 00064

FORSYTH CO, NC FEE \$25.00

NO TAXABLE CONSIDERATION
PRESENTED & RECORDED:

12-30-2010 11:15:13 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS
BY: S. GRIFFITH
ASST
BK: RE 2983
PG: 118-120

Drawn by: Wesley Bailey, Attorney, P.O. Box 52, Winston-Salem, NC 27102

 Return After Recording To: Box 83

NO TAXABLE CONSIDERATION/ESTATE DISTRIBUTION

 MAIL FUTURE TAX BILLS TO GRANTEE AT: 835 Sedge Garden Rd, Kernersville, NC 27284

NORTH CAROLINA)

)

EXECUTOR'S DEED

FORSYTH COUNTY)

PIN 6834-84-4991.00

This Deed, made this 29th day of December, 2010, by Wesley Bailey, as Executor under the Will of Cora Mae Stafford Dillard, Grantor, to Kelly Stafford Crews Larrimore, Grantee:

WITNESSETH:

THAT WHEREAS, Cora Mae Stafford Dillard died testate on April 16, 2010, and her Will was duly probated in the Superior Court of Forsyth County and appears, together with the probate proceedings thereon, in the Office of the Clerk of Superior Court of Forsyth County in Estate File 10-E-1095, to which reference is hereby made; and

WHEREAS, the said Wesley Bailey as EXECUTOR under the Will of Cora Mae Stafford Dillard, the Grantor herein, was duly qualified and appointed Executor under the Will of Cora Mae Stafford Dillard, deceased, on June 29, 2010, and has continued in such capacity since said time, and is now engaged in the administration of said estate and the distribution of the assets herein; and

WHEREAS, ITEM X directs the Executor to sell all the rest, residue and remainder of property, both real and personal, of whatsoever kind and nature and wheresoever situate, and after payment of the costs of the sale, distribute the net proceeds; and

WHEREAS, the beneficiaries of the Estate of Cora Mae Stafford Dillard entered into a Family Settlement Agreement dated November 24, 2010 and agreed that rental properties shall be distributed to Kelly Stafford Crews Larrimore in fee simple; and

WHEREAS, there are no North Carolina inheritance taxes or federal estate taxes due on the said Estate; and

WHEREAS, the said Executor has made provisions for the payment of all administration expenses and for the payment and settlement of the bequests and devises set out in such Will; and

WHEREAS, it is the purpose and intention of the Grantor, as Executor of the Will of Cora Mae Stafford Dillard, deceased, to convey the hereinafter described property in fee simple to the Grantee.

NOW, THEREFORE, the Grantor, acting as Executor as aforesaid, in accordance with the Family Settlement Agreement, does hereby convey and distribute unto the said Kelly Stafford Crews Larrimore, in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN and designated as Lot number 25 in Block 8 as shown on the Map of Wachovia Development, recorded in Plat Book 8, Page 81 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above land was conveyed to grantor by Willis J. Motsinger and wife, Emma H. Motsinger (See Book 1306, Page 0694).

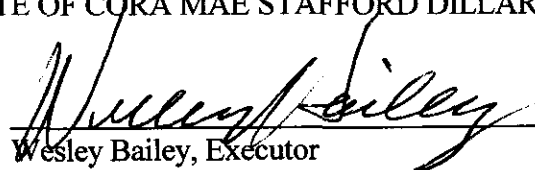
To have and to hold the aforesaid tract or parcel of land, together with all privileges and appurtenances thereunto belonging, to the said Grantee, her heirs and assigns, in fee simple forever.

And the said Grantor, acting as Executor, does hereby covenant that he has not placed or suffered to be placed any presently existing lien or encumbrance on said premises and that he will warrant and defend the title to the same insofar as it is his duty to do so by virtue of his said office as Executor and no further. Title to the property hereinabove described is subject to the following exceptions: Save and except easements, rights of way and restrictions on subject property and ad valorem taxes hereafter becoming due and payable.

IN TESTIMONY WHEREOF, the said Grantor, acting as Executor as above set forth, has hereunto set his hand and seal the day and year first above written.

ESTATE OF CORA MAE STAFFORD DILLARD

By


Wesley Bailey, Executor
Estate of Cora Mae Stafford Dillard

(SEAL)

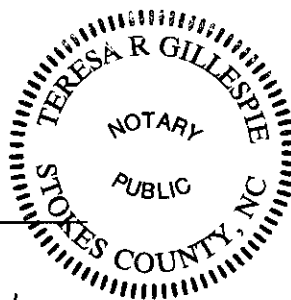
NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Wesley Bailey, Executor under the Will of Cora Mae Stafford Dillard.

Dec. 29, 2010.

Place notary seal below this line: _____

Teresa R. Gillespie
Notary Public



Print/Type Name: Teresa R. Gillespie

My Commission Expires: 12/3/2015