



2011005254 00162

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

\$120.00

PRESENTED & RECORDED:

02-07-2011 03:16:46 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH
DPT

BK: RE 2988

PG: 3505-3508

Drafted by Julian P. Robb, Attorney
& return to: Box # 36

Box 176

Grantor's Address: 1529 Governors Wharf, Suffolk, VA 23432Grantee's Address: 4751 Plata Drive, Winston-Salem, NC 27101

The below-described real property _____ does ✓ does not include the primary residence of the grantor.

Excise Tax: ^{120⁰⁰}~~\$0-00~~ (no taxable consideration)

Tax Parcel Identification No.: 6857-42-2182.00

NORTH CAROLINA
FORSYTH COUNTY

BENEFICIARY AND EXECUTOR'S DEED

THIS BENEFICIARY AND EXECUTOR'S DEED made this 21st day of January, 2011, by and between ANITA J. POND, Executor and Ancillary Administrator of the Estate of RUBY R. JAYNES, and ANITA J. POND and TEREASA LYNN J. VOLPE and husband, JOSEPH F. VOLPE, Beneficiaries, hereinafter collectively called Grantor, and SABRINA SCALES, hereinafter called Grantee.

WITNESSETH:

THAT WHEREAS, Ruby R. Jaynes, Widow, died testate on November 28, 2009, and the Last Will and Testament of Ruby R. Jaynes (hereinafter the Will) was duly probated and recorded in the Circuit Court of Isle of Wight County, Virginia, and the above-named Executor qualified as Executor of the Estate of Ruby R. Jaynes;

WHEREAS, an ancillary administration of the Estate of Ruby R. Jaynes has been opened in Forsyth County Estate File No. 10 E 1935 and Anita J. Pond has qualified as Ancillary Administrator of the Estate of Ruby R. Jaynes; and

WHEREAS, Article 3.2 of the Will devised the residuary estate of Ruby R. Jaynes, of which residuary estate the below-described real property was a part, to Anita J. Pond and Tereasa Lynn J. Volpe.

WHEREAS, the first notice to creditors from the ancillary administration was published on December 2, 2010, and the final account in the ancillary administration has not yet been approved; and

WHEREAS, the Executor and Ancillary Administrator do hereby join in this Deed to evidence their consent to the sale of the real property described below as required by NCGS Section 28A-17-12;

NOW, THEREFORE, 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 of Grantor's right, title and interest in and to that property located in Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake at the northwest corner of Lot No. 11 on map of Section No. 2 of "Williston" recorded in Plat Book No. 23, Page 156 of the Forsyth County Registry, said beginning iron stake being in the east line of Plata Drive; thence with the east line of Plata Drive North 14° 06' East 101.0 feet to an iron stake; thence South 76° 03' East 213.51 feet to an iron stake in the West line of Property of Mrs. Alamida DeHart; thence South 10° 15' West 37.78 feet to an iron stake in the north line of Lot No. 1 of Section No. 1 of "Williston," as recorded in Plat Book 22, Page 120 of the Forsyth County Registry; thence with said Lot No. 1 the following two courses and distances: North 86° 46' West 12.44 feet; thence South 03° 06' West 62.0 feet to the northeast corner of the aforementioned Lot No. 11; thence with the north line of said Lot No. 11 North 76° 05' West 216.08 feet to the place of beginning, being a portion of property deeded to Higram, Inc. by Deed recorded in Book 891, Page 385, Forsyth County Registry, also being Lot No. 12 on an unrecorded map of "Williston" made by Lee M. Hinshaw and dated March 1, 1967.

Also conveyed herein for the purposes of ingress and egress is the following described property:

BEGINNING at an iron stake at the northwest corner of Lot No. 11 on map of Section No. 2 of "Williston" recorded in the Forsyth County Registry in Plat Book 23, Page 156; thence North 75° 54' West 60.0 feet to an iron stake at the northwest intersection of Plata Drive and Vista Linda Court as shown on said recorded map; thence North 14° 06' East 101.0 feet to an iron stake; thence South 75° 54' East 60.0 feet to an iron stake at the northwest corner of Lot No. 12 on an unrecorded map of "Williston," by Lee M. Hinshaw Civil Engineer and dated March 1, 1967; thence with the west line of said Lot No. 12 South 14° 06' West 101.0 feet to the place of beginning.

The above-described property was acquired by Sherman B. Jaynes and wife, Ruby R. Jaynes, by deed recorded in Book 993, Page 594, Forsyth County Registry; Sherman B. Jaynes died in May 1987.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to it to the Grantee, his/her heirs and/or successors and assigns in fee simple.

Anita J. Pond, Tereasa Lynn J. Volpe, and Joseph F. Volpe, covenant with Grantee that they are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that they will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated above.

The Executor and Ancillary Administrator make no warranties, express or implied, as to title to the property hereinabove described.

Title to the property hereinabove described is subject to the following exceptions: all applicable easements, covenants, and restrictions of record, and ad valorem taxes for the current year.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

Anita J. Pond *Executor and Ancillary Administrator* (SEAL)
ANITA J. POND, Executor and Ancillary Administrator

Anita J. Pond *Beneficiary* (SEAL)
ANITA J. POND, Beneficiary

Tereasa Lynn J. Volpe *Beneficiary* (SEAL)
TEREASA LYNN J. VOLPE, Beneficiary

Joseph F. Volpe (SEAL)
JOSEPH F. VOLPE

State of Virginia
County of Suffolk

I, Trina I. Richard, a Notary Public for the ~~County~~ ^{City} of Suffolk and State of Virginia, do hereby certify that ANITA J. POND, Executor and Ancillary Administrator, either being personally known to me or proven by satisfactory evidence (said evidence being VA Drivers License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated. Witness my hand and Notarial stamp or seal this 21st day of January, 2011.

Trina I. Richard
Notary Public

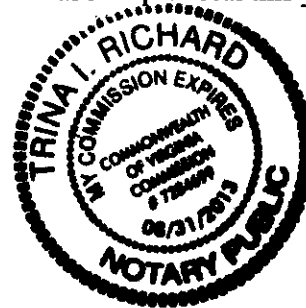
Name: Trina I. Richard
My Commission Expires: 8/31/2013



State of Virginia
~~City~~
 County of Suffolk

I, Trina I. Richard, a Notary Public for the ~~County~~ ^{City} of Suffolk and State of Virginia, do hereby certify that ANITA J. POND, either being personally known to me or proven by satisfactory evidence (said evidence being VADriversLicense), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated. Witness my hand and Notarial stamp or seal this 21st day of January, 2011.

Trina I. Richard
 Notary Public
 Name: Trina I. Richard
 My Commission Expires: 8/30/2013



State of Virginia
~~City~~
 County of Suffolk

I, Trina I. Richard, a Notary Public for the ~~County~~ ^{City} of Suffolk and State of Virginia, do hereby certify that TEREASA LYNN J. VOLPE, either being personally known to me or proven by satisfactory evidence (said evidence being VADriversLicense), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated. Witness my hand and Notarial stamp or seal this 21st day of January, 2011.

Trina I. Richard
 Notary Public
 Name: Trina I. Richard
 My Commission Expires: 8/30/2013



State of Virginia
~~City~~
 County of Suffolk

I, Trina I. Richard, a Notary Public for the ~~County~~ ^{City} of Suffolk and State of Virginia, do hereby certify that JOSEPH F. VOLPE, either being personally known to me or proven by satisfactory evidence (said evidence being VADriversLicense), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated. Witness my hand and Notarial stamp or seal this 21st day of January, 2011.

Trina I. Richard
 Notary Public
 Name: Trina I. Richard
 My Commission Expires: 8/30/2013

