

**2012045598 00097**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$9.00PRESENTED & RECORDED:
10-15-2012 11:15:44 AMC. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST**BK: RE 3085**
PG: 2326-2327

Box 53

Drafted By: Surratt & Thompson, PLLC

RECORDING TIME

No Title Search by Drafting Attorney

EXCISE TAX \$ 9.00

PROBATE AND FILING FEE \$ PAID

Tax Block: 1935 Lots: 108 & 109 Parcel: 6845-26-3851.00 & 6845-26-3717.00

Property Address: Vacant Lots Lula Street, Winston-Salem, NC 27101

Mail after recording and future tax bills to: Grantee at 1068 Windwood Drive, Kernersville, NC 27284
Box 53**NORTH CAROLINA LIMITED WARRANTY DEED**

THIS DEED made this 8 day of October, 2012, by and between

GRANTORBryan C. Thompson, Public Administrator,
CTA of the Estate of James Haywood
Lowery, Sr., deceased
100 North Main Street, Suite 2425
Winston-Salem, NC 27101**GRANTEE**Jerry E. Byrd, Trustee of the Jerry L. Byrd
Revocable Trust, dated February 11, 2002
1068 Windwood Drive
Kernersville, NC 27284

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

WITNESSETHWHEREAS, the Grantor is the duly qualified Public Administrator, CTA of the Estate of James Haywood Lowery, Sr., Deceased, having qualified as such on the 17th day of November, 2011 (See 11 E 2125); andWHEREAS, the Last Will and Testament of James Haywood Lowery, Sr., which was probated by the Forsyth County Clerk of Superior Court on November 17th, 2011, provides the fiduciary of his Estate with the power and authority to sell his real property and further directs that said real property be sold by his Administrator and the proceeds therefrom be added to his Estate; and

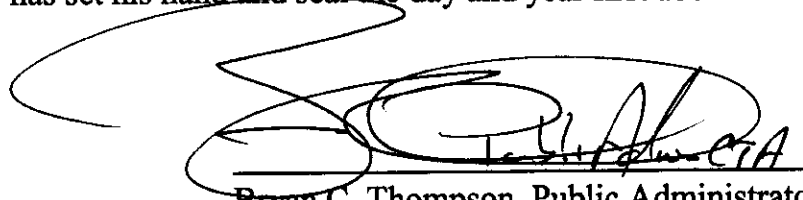
NOW, THEREFORE, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to him paid by the Grantee, the receipt of which is hereby acknowledged, the Grantor has and by these presents does grant, bargain, sell and convey unto the Grantee, his heirs and/or successors and assigns, that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

Fronting 120 feet on the south side of Holland Boulevard and of that width extending back South 125 feet to the Old Belews Creek Road, and being known and designated as Lots No. 108 and 109 on the plat of Pinecrest Property. See Plat Book 1, Page 66(2) in the Office of the Register of Deeds of Forsyth County, North Carolina; also Deed Book 171, page 280.

Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee. Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, under or on account of Grantor as Public Administrator, CTA of the Estate of James Haywood Lowery, Sr., insofar as it is his duty to do so by virtue of his office as Public Administrator, CTA of such Estate, and no further. Save and except easements, restrictions, and rights of way as appear of record.

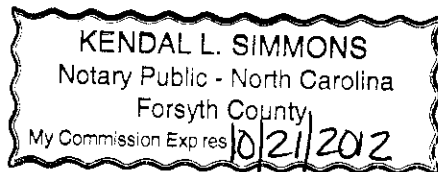
IN WITNESS WHEREOF the Grantor has set his hand and seal the day and year first above written.

 (seal)
 Bryan C. Thompson, Public Administrator,
 CTA of the Estate of James Haywood Lowery
 Sr., Deceased

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I, Kendal L. Simmons, a Notary Public of Forsyth County, North Carolina,
 do hereby certify that Bryan C. Thompson, Public Administrator, CTA of the Estate of James Haywood Lowery, Sr.,
 Deceased, personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing
 document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 8 day of October, 2012.



(Seal/Stamp)

Kendal L. Simmons
 Notary Public

My commission expires: 10/21/2012