



2013024342 00058

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$1.00

PRESENTED & RECORDED:  
05-29-2013 09:40:15 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

BK: RE 3125  
PG: 2981-2983

*Original to owner*

Do not write above this line

DRAFTED BY: Danny Gough	Pin ID: 6846-13-4232.00	Block Lot: 1385 219
Mail after recording to: New Walkertown Trust	Mail future tax bills to: New Walkertown Trust	
12201 N NC Hwy 150, Suite 22-217	12201 N NC Hwy 150, Suite 22-217	
Winston-Salem, NC 27127	Winston-Salem, NC 27127	

**NORTH CAROLINA WARRANTY DEED**

The Grantor(s) **Karen Sterling and husband, Ray R. Sterling Jr.** of the County of **Forsyth** State of **North Carolina**, for a valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of the laws of the State of **North Carolina**,

Unto **New Walkertown Trust** under the provisions of a trust agreement dated the 11 day of May, 2013, the following described real estate situated in the City of **Winston-Salem**, **Winston** Township, **Forsyth** County, State of **North Carolina** to wit:

See Exhibit "A", which is attached hereto and incorporated herein by reference.

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to Trustee of said agreement, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

**In No Case** shall any party dealing with the Trustee of said agreement in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that Trustee of said agreement was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

**The Interest** of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2013.

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

_____ (seal)	<u>Karen V. Sterling</u> (seal)
	<b>Karen Sterling</b>
_____ (seal)	<u>Ray R. Sterling Jr.</u> (seal)
	<b>Ray R. Sterling Jr.</b>
_____ by:	_____
<b>Corporate Name</b>	<b>President</b>

State of North Carolina, Franklin County.  
 I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Karen Sterling and husband, Ray R. Sterling Jr.** personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and official seal this the 11 day of May, 2013.

**JUANITA S. CROWDER**  
 NOTARY PUBLIC  
 Davidson County  
 North Carolina  
 My Commission Expires Feb. 19, 2016

Juanita S. Crowder  
 NOTARY PUBLIC  
 My commission expires 2-19-2016

**EXHIBIT "A"**

**Address and Description of Property**

**Address:**

2401 Dunbar ST, Winston-Salem, NC 27105

**Legal Description:**

BEGINNING AT THE NORTHEAST CORNER OF DUNBAR STREET AND DOUGLAS AVENUE, THENCE EASTWARDLY WITH THE NORTH LINE OF DUNBAR STREET 50 FEET TO AN IRON STAKE; THENCE NORTHEASTWARDLY 150 FEET TO AN IRON STAKE; THENCE WESTWARDLY 50 FEET TO AN IRON STAKE IN THE EAST LINE OF DOUGLAS AVENUE; THENCE SOUTHEASTWARDLY WITH THE EAST LINE OF DOUGLAS AVENUE 150 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS LOT 219 AS SHOWN ON THE MAP OF EAST FOURTEENTH STREET AS RECORDED IN PLAT BOOK 2, PAGE 32-A, REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, NORTH CAROLINA.