



2013035358 00198
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 07-29-2013 02:35:14 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3137
PG: 2478-2478

original to Lanny Cooke

Do not write above this line

Tax Block: 3217 Lot: 011T Parcel ID: 6846-99-2869.00 Drafted By: R. Kenneth Babb
 Property Address: Tulip Drive
 Mail after recording to: _____
 Mail future tax bills to: Lanny C. Cooke, 5220 Brenda Drive, Winston-Salem, North Carolina 27107

ADMINISTRATOR'S DEED

THIS DEED made this 25 day of July, 2013, by and between

GRANTOR
 Estate of Carrie L. Cooke
 by R. Kenneth Babb, Public Administrator
 estate of Carrie L. Cooke

GRANTEE
 Lanny C. Cooke

 5220 Brenda Drive
 Winston-Salem, North Carolina 27107

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.

WITNESSETH, that pursuant to the Confirmation of Sale entered by the Clerk of Superior Court of Forsyth County, North Carolina in special proceeding 02 SP 1097 for the sale of real estate pursuant to N.C.G.S. 28A-17-1 to create assets to pay debts of the estate of Carrie L. Cooke, R. Kenneth Babb, Public Administrator of the estate of Carrie L. Cooke was authorized, empowered and directed to convey the property hereinafter described to the Grantee upon the receipt of \$ 1,475.00 in cash.

NOW, THEREFORE, the Grantor, in consideration of \$ 1,475.00 to him 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 that certain lot or parcel of land in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the West margin of an unnamed street, point being in the old line between John F. Beeson and W.A. Beeson, and runs thence with the West margin of said 60 foot street, the three following courses: South 1° 51' West 74.2 feet; South 20° 4' West 105 feet; and South 21° 31' West 100 feet to an iron stake; thence with the line of Vernon Beeson, Sam Cook and Jack Carter North 35° 35' West 319.9 feet to an iron stake; thence on a new line with Harvey Beeson North 88° 54' East 261.1 feet to the BEGINNING, containing .84 of an acre, more or less.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that he has the right to convey the same in fee simple, and that Grantor will warrant and defend the title to the same insofar as it his duty to do so as

Public Administrator estate of Carrie L. Cooke

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

R. Kenneth Babb (seal)

R. Kenneth Babb, Public Administrator
 the estate of Carrie L. Cooke

STATE OF NORTH CAROLINA - Forsyth County

I, Carolyn D. Warren, a Notary Public of Forsyth County, NC, do hereby certify that
R. Kenneth Babb, Public Administrator of the estate of Carrie L. Cooke

personally appeared before me this day and acknowledged the execution of the foregoing deed of
 conveyance. Witness my hand and notarial seal this the 25 day of July, 2013.

My commission expires: February 22, 2018. *Carolyn D. Warren* Public

