



**2014035639 00177**  
 FORSYTH CO, NC FEE \$26.00

**NO TAXABLE CONSIDERATION**

PRESENTED & RECORDED:  
 09-30-2014 03:22:50 PM  
 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: RANDY L SMITH  
 DPTY

**BK: RE 3199**

**PG: 23-26**

### NON-WARRANTY DEED

Excise Tax: 0.00 No Title Search Performed or Requested

Tax Parcel ID No. \_\_\_\_\_ Verified by \_\_\_\_\_ County \_\_\_\_\_  
 on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Box 71 - Hinshaw & Jacobs, LLP, 185 Kimel Park Drive, Suite 200, Winston-Salem, NC 27103

This instrument was prepared by: Attorney Robert D. Hinshaw

Brief description for the Index: \_\_\_\_\_

THIS DEED, made this the 29 day of September, 2014, by and between

**GRANTOR: Harry R. Joyce, Jr., Thomas M. Joyce, and Mary J. Beard, Successor Co-Trustees, under the Harry R. Joyce, Sr. Revocable Trust Agreement dated 12-2-1999 and Harry R. Joyce, Jr., Thomas M. Joyce, and Mary J. Beard, Successor Co-Trustees, under the Ruby J. Joyce Family Irrevocable Trust dated 12-2-1999, each trust owning a one-fourth (1/4) undivided interest**

Whose mailing address is 4251 Witherow Road, Winston-Salem, NC 27106  
 (herein referred to collectively as **Grantor**) and

**GRANTEE: One-third (1/3) undivided interest to Mary J. Beard, Trustee, under the Mary J. Beard Trust UTA dated 12-02-1999 by Harry R. Joyce, Sr.; and One-third (1/3) undivided interest to Harry R. Joyce, Jr., Trustee, under the Harry R. Joyce, Jr. Trust UTA dated 12-02-1999 by Harry R. Joyce, Sr.; and One-third (1/3) undivided interest to Thomas M. Joyce, Trustee, under the Thomas M. Joyce Trust UTA dated 12-02-1999 by Harry R. Joyce, Sr.**

Whose mailing address 4251 Witherow Road, Winston-Salem, NC 27106  
 (herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

### WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple a one-half (1/2) undivided interest in the following described property located in Forsyth County, State of North Carolina, more particularly described as follows:

See attached "Exhibit A" for property descriptions

Ruby J. Joyce died August 16, 2006. Harry R. Joyce, Sr. died August 9, 2013. The purpose of this Deed is to distribute the decedents' trusts' interests in the properties to the beneficiaries.

Said property having been previously conveyed to Grantors by instrument(s) recorded in Book 2849, Page 2742 and Book 2101, Page 3764 and being reflected on plat(s) recorded in Map/Plat Book \_\_\_\_\_, page/slide \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_\_ includes or X does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple.

Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

**Harry R. Joyce, Sr. Revocable Trust Agreement dated 12-2-1999 and  
Ruby J. Joyce Family Irrevocable Trust dated 12-2-1999**

By: \_\_\_\_\_

Name & Title: Harry R. Joyce, Jr., Successor Co-Trustee

By: \_\_\_\_\_

Name & Title: Thomas M. Joyce, Successor Co-Trustee

By: \_\_\_\_\_

Name & Title: Mary J. Beard, Successor Co-Trustee

State of North Carolina  
County of Forsyth

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

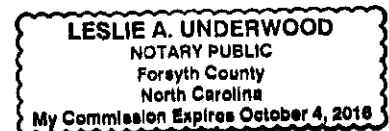
Harry R. Joyce, Jr., Thomas M. Joyce, and Mary J. Beard, Successor Co-Trustees

Date: 9/29/2014

Leslie A. Underwood  
Leslie A. Underwood Notary Public  
Notary's Printed or Typed Name

My Commission Expires:

10/4/2016



## **Exhibit A – Legal Description**

### **Tract 1**

Beginning at an iron stake, the northwest intersection of Vintage Avenue and South Broad Street (formerly Bosworth Street) running thence westwardly with the north line of Vintage Avenue 70 feet to an iron stake, the southeast corner of Lot 16; thence northwardly with the east line of Lot 16, 150 feet to an iron stake in the south line of a 15 foot alley; thence eastwardly with the south line of said alley 58 feet to an iron stake in the west line of South Broad Street; thence southwardly with the west line of South Broad Street 150.5 feet to the place of beginning.

Being known and designated as the western portion of Lot 15, Block 27, on the Map of Winston-Salem Lane and Investment Company Property recorded in Plat Book 4, Page 147, Office of the Register of Deeds, Forsyth County, North Carolina. Also known as Lot 15, Block 689, Forsyth County Tax Map. Also as shown on a map on the file in the Office of the Commission of Public Works, Winston-Salem, NC.

Commonly known as 1630/1634 Broad Street, Winston-Salem, NC.

### **Tract 2**

Being known and designated as Lot Two (2), Block "E" as shown on a plat of the "C.F. Nissen Property" by Paul King, C.E., recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 3, Page 11, to which reference is hereby made for a more definite and complete description. There is excepted from this conveyance five (5) feet from the western end of the front boundary line on Marne Street, and extending North that width along the western boundary line of this lot (lot 2) to a point in the northern boundary line of this lot (lot 2), making this conveyance a Lot with a Forth-five (45) foot front on Marne Street.

This conveyance is also made subject to whatever rights the Railroad spur tract may have as shown on said Plat.

Commonly known as 1329 Marne Street, Winston-Salem, NC.

### **Tract 3**

Being known and designated as Lot #10, plat of E.L. Vogler Estate, said plat being of record in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, in Plat Book 1, page 7-7A and in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 9, page 201-201A, reference to said plats being made for a more complete description.

Commonly known as 1637 Vogler Street, Winston-Salem, NC.

**Tract 4**

Being Lots Numbered Thirteen (13) to Sixteen (16) both inclusive in Block "B" and being Lots Numbered Seventeen (17) to Twenty (20) both inclusive in Block "A" as shown upon a map of Westwin as surveyed and platted by Virgil W. Joyce Mapping Company, in August, 1953, which map is of record in the Office of the Register of Deeds of Forsyth County, North Carolina in Map Book 16, Page 189, and to which map reference is hereby made for a more particular description.

Commonly known as 4720/4728 and 4735/4741 Eastwin Drive, Winston-Salem, NC.