



2014045459 00067

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2200.00

PRESENTED & RECORDED:
12-18-2014 11:08:09 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPT

BK: RE 3209

PG: 2852-2854

KANGAR Box 76

\$2200.00

Drafted by: William E. Rabil, Jr.

Mail Future Tax Bills to Grantees at 280 Halcyon Avenue, Winston-Salem, NC 27104

NO TITLE SEARCH REQUESTED OR PERFORMED

FORSYTH COUNTY, NORTH CAROLINA TRUSTEE'S DEED

THIS DEED made this 19 day of November, 2014, by and between JORDAN KERNER AND NICOLA O'SHEA KERNER, as the CO-TRUSTEES of the JORDAN KERNER AND NICOLA KERNER LIVING TRUST (2000 RESTATEMENT), DATED APRIL 7, 2000, as GRANTORS, to JAY P. TURNER and wife, TONYA R. DEEM, as GRANTEEES.

The Grantors' address is 249 N. Tigertail Road, Los Angeles, CA 90049.

The Grantees' address is 280 Halcyon Avenue, Winston-Salem, NC 27104.

The designation Grantors and Grantees 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 the Grantors, and in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.) to them paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple all that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described on attached Exhibit A.

For further reference see that deed recorded in Book 2913, Page 1702, Forsyth County Registry.

Property Address: 280 Halcyon Avenue, Winston-Salem, NC 27104

PIN NO. 6825-47-8653.00

The property conveyed herein does not contain the primary residence of the Grantor.

TO HAVE AND TO HOLD the herein described premises unto the said Grantees, to the said Grantees and the said Grantees' only proper use and benefit forever; so that neither the Grantors nor any person, in the Grantors' name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof, but they and each of them shall, by these presents, be excluded and forever barred.

AND THE SAID JORDAN KERNER AND NICOLA O'SHEA KERNER, as the CO-TRUSTEES of the JORDAN KERNER AND NICOLA KERNER LIVING TRUST (2000 RESTATEMENT), DATED APRIL 7, 2000, do hereby covenant that they have not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that they will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of the JORDAN KERNER AND NICOLA KERNER LIVING TRUST (2000 RESTATEMENT), DATED APRIL 7, 2000, insofar as it is their duty to do by virtue of their office as the CO-TRUSTEES of the JORDAN KERNER AND NICOLA KERNER LIVING TRUST (2000 RESTATEMENT), DATED APRIL 7, 2000, but no further.

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

[Handwritten signature of Jordan Kerner]

(SEAL)
JORDAN KERNER, as the CO-TRUSTEE of the JORDAN KERNER AND NICOLA KERNER LIVING TRUST (2000 RESTATEMENT), DATED APRIL 7, 2000

[Handwritten signature of Nicola O'Shea Kerner]

(SEAL)
NICOLA O'SHEA KERNER, as the CO-TRUSTEE of the JORDAN KERNER AND NICOLA KERNER LIVING TRUST (2000 RESTATEMENT), DATED APRIL 7, 2000

STATE OF CALIFORNIA- COUNTY OF Los Angeles

I, Michelle A. Davis, a Notary Public of the said County and State, do hereby certify that on this 19th day of NOVEMBER, 2014, before me personally appeared JORDAN KERNER and NICOLA O'SHEA KERNER, as the CO-TRUSTEES of the JORDAN KERNER AND NICOLA KERNER LIVING TRUST (2000 RESTATEMENT), DATED APRIL 7, 2000, who proved to me by satisfactory evidence to be the persons who signed the foregoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this the 19th day of November, 2014.

[Handwritten signature of Michelle A. Davis]

Notary Public

Michelle A. Davis

Printed Name of Notary Public

My commission expires: OCT. 3RD 2017
Seal



EXHIBIT A

BEGINNING at an iron stake, said iron stake being located a distance of 162 feet west from the intersection of the south side of Georgia Avenue with the western side of Halcyon Avenue, and running thence from the beginning point southward with the eastern line of Lot No. 9 a distance of 165 feet to an iron stake, a corner of Lot No. 9; thence eastward with the northern line of Lot No. 11 a distance of 162 feet to an iron stake located in the West line of Halcyon Avenue; thence northward with the western side of Halcyon Avenue a distance of 166 feet to an iron stake located at the intersection of the western side of Halcyon Avenue with the southern side of Georgia Avenue; thence westward with the southern side of Georgia Avenue a distance of 162 feet to an iron stake, the point of BEGINNING, and same Being Known and Designated as Lot 10 in Block 2 as shown on the plat of West Highlands, Section Number Two, as recorded in Plat Book 4, Page 51, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property Address: 280 Halcyon Avenue, Winston-Salem, NC 27104

PIN NO. 6825-47-8653.00
Tax Lot 10 of Tax Block 1314