



2015024508 00153

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$576.00

PRESENTED & RECORDED
07-01-2015 01:11:01 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3238
PG: 3931-3936

NON-WARRANTY DEED

Excise Tax: 576.00
Tax Parcel ID No. Multiple Parcels Verified by _____ County
on the 30th day of June, 2015 By: _____

Mail/Box to: 185 Kimel Park Drive, Suite 200, Winston-Salem, NC 27103 Box #77

This instrument was prepared by: Robert D. Hinshaw, Esq. No Title Search Requested or Performed

Brief description for the Index: Multiple Parcels

THIS DEED, made this the 30th day of June, 2015, by and between

GRANTOR: Mary J. Beard, Trustee of the Mary J. Beard Trust UTA dated 12-2-99 by Harry R. Joyce, Sr.
whose mailing address is _____ and
Harry R. Joyce, Jr., Trustee of the Harry R. Joyce, Jr. Trust UTA dated 12-2-99 by Harry R. Joyce, Sr.
whose mailing address is _____
Thomas M. Joyce, TTE under the Thomas M. Joyce Trust UTA dated 12-2-99 by Harry R. Joyce, Sr.
whose address is _____
Linda J. Overfelt, Co-Trustee of the T. Glenn Joyce, Jr. Family Trust u/a/d 12/2/99
whose mailing address is 4457 Lochurst Drive, Pfafftown, NC 27040 and
Carolyn J. Trammell, Co-Trustee of the T. Glenn Joyce, Jr. Family Trust u/a/d 12/2/99
whose mailing address is 1275 Ben Sawyer Blvd. Mt. Pleasant, SC 29464 and
Nancy H. Joyce (unmarried) by her Attorneys-in-Fact, Linda J. Overfelt and Carolyn J. Trammel
whose mailing address is _____ a
(herein referred to collectively as Grantor) and

GRANTEE: Thomas M. Joyce, Trustee under the Thomas M. Joyce Trust UTA 12-2-99 by Harry R. Joyce, Sr.
whose mailing address _____
(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 the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See Attached Exhibit A.

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3199, Page 23-26, 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.

Linda J. Overfelt (SEAL)
Linda J. Overfelt, Co-TTE of the T. Glenn Joyce Jr. TST

Linda J. Overfelt (SEAL)
Linda J. Overfelt, Atty-in-Fact for Nancy H. Joyce

Mary J. Beard (SEAL)
Mary J. Beard, Trustee of Mary J. Beard Trust

Harry R. Joyce, Jr. (SEAL)
Harry R. Joyce, Jr., Trustee of Harry R. Joyce, Jr. TST

Thomas M. Joyce (SEAL)
Thomas M. Joyce, Trustee of Thomas M. Joyce Trust

(Official/Notarial Seal)

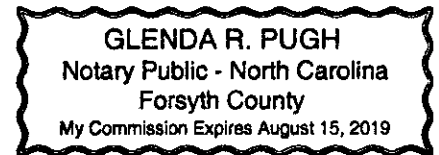
L)

I, Glenda R. Pugh, a Notary Public of the aforesaid County and State, do hereby certify that Linda J. Overfelt, Attorney-in-Fact for Nancy H. Joyce, personally appeared before me this day, and being duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of Nancy H. Joyce that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3116 at Page 4258, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; that the said Linda J. Overfelt acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Nancy H. Joyce.

WITNESS my hand and official seal, this the 30th day of June, 2015.

Glenda R. Pugh
Notary Public

My commission expires: 8-15-19



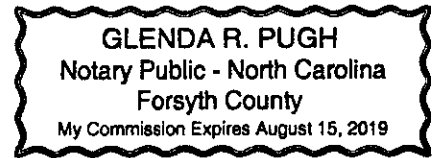
State of North Carolina
County of Forsyth

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:
Mary J. Beard, Trustee of Mary J. Beard Trust
[insert name(s) of principal(s)].

Date: 6-30-2015

Glenda R. Pugh
Glenda R. Pugh Notary Public
Notary's Printed or Typed Name

My Commission Expires:
8-15-19



State of North Carolina
County of Forsyth

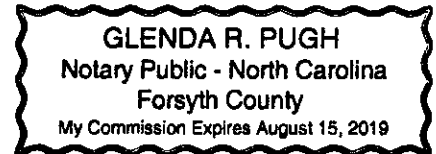
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Harry R. Joyce, Jr., Trustee of the Harry R. Joyce, Jr. Trust
[insert name(s) of principal(s)].

Date: 8-30-15

Glenda R. Pugh
Glenda R. Pugh Notary Public
Notary's Printed or Typed Name

My Commission Expires:
8-15-19

(Official/Notarial Seal)



State of North Carolina
County of Forsyth

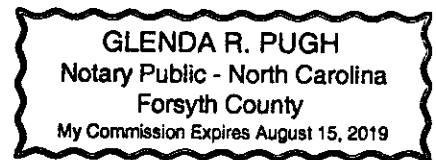
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Thomas M. Joyce., Trustee of the Thomas M. Joyce Trust
[insert name(s) of principal(s)].

Date: 6-30-15

Glenda R. Pugh
Glenda R. Pugh Notary Public
Notary's Printed or Typed Name

My Commission Expires:
8-15-19

(Official/Notarial Seal)



State of North Carolina
County of Forsyth

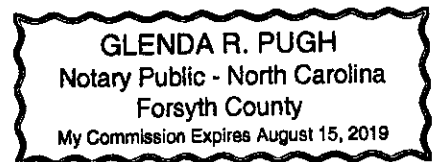
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Linda J. Overfelt, Co- Trustee of the T. Glenn Joyce, Jr. Family Trust
[insert name(s) of principal(s)].

Date: 6-30-15

Glenda R. Pugh
Glenda R. Pugh Notary Public
Notary's Printed or Typed Name

My Commission Expires:
8-15-19

(Official/Notarial Seal)



Carolyn J. Trammell
Carolyn J. Trammell, Co-Trustee of the T. Glenn Joyce Jr. TST

State of South Carolina
County of Charleston

(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:
Carolyn J. Trammell, Co-Trustee of the T. Glenn Joyce, Jr. Family Trust
[insert name(s) of principal(s)].

Date: 6/30/15

Julia J. Erickson
Julia J. Erickson Notary Public
Notary's Printed or Typed Name

My Commission Expires:
3/27/24



Carolyn J. Trammell
Nancy H. Joyce by her Attorney-In Fact, Carolyn J. Trammell

State of South Carolina
County of Charleston

(Official/Notarial Seal)

I, Julia J. Erickson, a Notary Public of the aforesaid County and State, do hereby certify that Carolyn J. Trammell, Attorney-in-Fact for Nancy H. Joyce, personally appeared before me this day, and being duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of Nancy H. Joyce that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3116 at Page 4258, and that this instrument was executed under and by virtue of the authority given by said instrument granting him/her power of attorney; that the said Carolyn J. Trammell, acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said Nancy H. Joyce.

WITNESS my hand and official seal, this the 30 day of June, 2015.

Julia J. Erickson
Notary Public

My commission expires:
3/27/24



EXHIBIT A

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 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 5:

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 Eastwin Drive, Winston-Salem, NC.

Tract 6:

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 4735/4741 Eastwin Drive, Winston-Salem, NC.