**2016011395 00058** FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED.

04-01-2016 10:27:14 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: SL POINDEXTER

BK: RE 3278 PG: 3029-3031

Drawn by:

Matthew Bryant, Hendrick Bryant Nerhood Sanders & Otis, LLP Box78

723 Coliseum Drive, Ste. 101, Winston-Salem, NC 27106

NO TITLE SEARCH REQUESTED AND NONE PERFORMED

NORTH CAROLINA	)	
	)	EXECUTOR'S DEED
FORSYTH COUNTY	)	

THIS DEED made this 29th day of March, 2016, by LAURA MCGOWAN MURRAY, Executrix of the ESTATE OF ANITA HILTON MCGOWAN, deceased, of Forsyth County, domiciled in Walkertown, North Carolina, Grantor, to LAURA MCGOWAN MURRAY, and JAMES ALTON MCGOWAN, III, Grantees as equal tenants in common;

#### WITNESSETH:

That the said Grantor, in consideration of One and 00/100 Dollar (\$1.00) under the terms and conditions of the Last Will and Testament of ANITA HILTON MCGOWAN, deceased, (See Estate File 15 E 1544, filed in Forsyth County, North Carolina) to it paid by the said Grantees, receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell and convey to the said Grantees as tenants-in-common as described in Exhibit A.

# SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This conveyance is made expressly subject to the conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice hereof, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantees as tenants-in-common.

And the said LAURA MCGOWAN MURRAY, as Executrix of the Estate of ANITA HILTON MCGOWAN, deceased, does hereby covenant that it has not placed or

### Book 3278 Page 3030

suffered to be placed any presently existing liens or encumbrances on said premises, and that it will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of LAURA MCGOWAN MURRAY, as Executrix of the Estate of ANITA HILTON MCGOWAN, deceased, insofar as it is its duty to do by virtue of its office as Executrix of the Estate of ANITA HILTON MCGOWAN, deceased.

IN TESTIMONY WHEREOF, LAURA MCGOWAN MURRAY, Executrix of the Estate of ANITA HILTON MCGOWAN, deceased, has duly executed the foregoing as of the day and year first above written.

AURA MCGOWAN MURRAY

Executrix of the ESTATE OF ANITA HILTON MCGOWAN

State of North Carolina – County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that LAURA MCGOWAN MURRAY, Executrix of the Estate of ANITA HILTON MCGOWAN, deceased, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 291 day of March, 2016.

My Commission Expires: 12/28/2019

ELIZABETH L. MARION
Notary Public - North Carolina
Forsyth County
Commission Expires 222120

Notary Public

## Exhibit A

Tract 1
4819 New Walkertown Road
Deed Book 444, Page 296
Block 5160, Lot 019
Parcel ID 6858-73-7159.00

ਤ	eginning at an iron stake, R. C. Jones corner in Oscar Woodsey
line:	Thence South 87 Deg. West with Oscar Woolsey line 178.5 feet
to iro	n stake in Oscar Woolsey line and in East margin of Walkertown and
Winsto	n-Salem road; Thence with East margin of Walkertown and Winston-
Salem	road South 45 Deg. 08' West 360 feet to iron stake in East mar-
sin of	said road, R. C. Jones corner; Thence with R. C. Jones line
South :	56 Deg. Rast 605.8 feet to iron stake R. C. Jones corner in
L. L.	Morris line; Thence with L. L. Morris line South 87 Deg. 40'
East48	.8 feet to iron stake in L. L. Morris line, R. C. Jones corner;
Thence	with R. C. Jones line North 2 Deg 44' East 754.4 feet to the
beginn	ing, Containing 4.45 Acres, more or less.

#### Tract 2

Old Address: 701 Morris Road New Address:1250 Tabor Ranch Road Deed Book 952, Page 602 Block 5400, Lot 004 Parcel ID 6867-30-2199.00

Beginning in a muddy creek, thence with Robbin's line North 27 degrees 30 minutes east 647.0 feet to a stone Robbin's corner. Thence with Robbin's line south 48 degrees 38 minutes east 926.0 feet to a stone Robbin's corner. Thence north 6 degrees 11 minutes east with Robbin's and Vest's line 1896.8 feet to iron stake Vest's and lot number 5's corner. Thence with Lot number five north 87 degrees 40 minutes west 867.5 feet to a new road at curve. Thence with new road south 12 degrees 45 minutes east 657.0 feet to curve in new road. Thence with new road south 53 degrees 30 minutes West 870.0 feet to iron stake at end of new road. Thence south 6 degrees Vest with line of lot number 3, 750.0 feet to creek, thence with creek eastwardly to the beginning, containing 37.07 acres more or less. See map recorded in Fegister Deeds Office, Forsyth County, North Carolina, Plat Book number 10, page 87.

Save and except those portions deeded to the North Carolina Department of Transportation in deed book 3177, pages 2181–2183, and in deed book 3177, pages 2181–2183 as recorded in the Forsyth County Register of Deeds.