

**2016042738 00146**  
FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$78.00**  
PRESENTED & RECORDED  
10/26/2016 03:08:29 PM  
**C. NORMAN HOLLEMAN**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST  
**BK: RE 3314**  
**PG: 4372 - 4375**

Prepared By: Bryan C. Thompson  
No Title Search Requested Or Performed By Drafting Attorney

PARCEL NO.: 5981-53-5020.00  
Property Address: 4416 Spainhour Mill Road, Tobaccoville, NC 27050.

Return after recording and future tax bills to:  
Grantee at \_\_\_\_\_.

Excise Tax: \$78.00

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**STATE OF NORTH CAROLINA             )**  
  **)**  
  **)     EXECUTOR'S LIMITED AND**  
**FORSYTH COUNTY                        )**  
  **)     GENERAL WARRANTY DEED**

THIS DEED made this 20<sup>th</sup> day of October, 2016, by and between Trina McGee Brown, Executrix of the Estate of Everette Lee McGee; Trina McGee Brown and husband, William Mark Brown, 1320 Kentwood Drive, Sumter, SC 29154, hereinafter referred to as GRANTOR; and Ecksclusive Properties III, LLC, 5012 Spring Run Ave., Orlando, FL32819, hereinafter referred to as GRANTEE:

W I T N E S S E T H:

WHEREAS, Everette Lee McGee died testate on November 3, 2014, as a resident of Forsyth County, State of North Carolina; and

WHEREAS, the Last Will and Testament thereto of Everette Lee McGee has been duly probated in the office of the Clerk of Superior Court of Forsyth County, North Carolina, and Trina McGee Brown, GRANTOR hereinabove named has been duly qualified as the Executrix of the Estate of Everette Lee McGee (Estate File No. 14-E-2272); and is the sole beneficiary of said Estate under the terms of the aforesaid Last Will and Testament; and

NOW, THEREFORE, the GRANTOR, for a valuable consideration 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 situated in Forsyth County, North Carolina, being more particularly described as follows:

**See Exhibit A attached hereto and incorporated herein by reference.**

TO HAVE AND TO HOLD said interest in the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the GRANTEE, his heirs and/or successors and assigns in fee simple.

And the GRANTOR, Trina McGee Brown, Executrix of the Estate of Everette Lee McGee does hereby covenant that she has not placed nor suffered to be placed any presently existing liens or encumbrances against said premises and that she 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 GRANTOR, as Executrix of the Estate of Everette Lee McGee, insofar as it is her duty to do so by virtue of her office as Executrix, but no further.

submitted electronically by "Campbell Law Group"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And the GRANTOR hereinabove named, except and excluding Trina McGee Brown, Executrix of the Estate of Everette Lee McGee, covenants that she is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances; and that she will warrant and defend the said title to the same against the lawful claims of all persons whomsoever.

GRANTOR, William Mark Brown, joins in the execution of this deed only to release his marital interest in such property, and not as an owner thereof.

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

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

*Trina McGee Brown*  
Executrix of the Estate

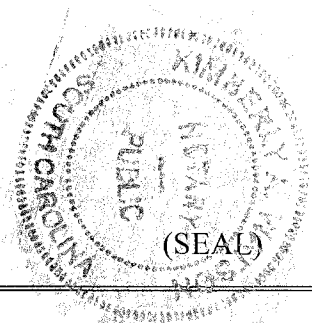
*Everette Lee McGee* (SEAL)

Trina McGee Brown, Executrix  
of the Estate Everette Lee McGee

SOUTH CAROLINA )  
*Clarendon* COUNTY )

I, *Kimberly A. Watson*, Notary Public of *Clarendon* County, South Carolina, do hereby certify that Trina McGee Brown, Executrix of the Estate of Everette Lee McGee, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the *20* day of *October*, 2016.



*Kimberly A. Watson*  
*Kimberly A. Watson* (print name)  
Notary Public

My Commission Expires: *9/9/2025*

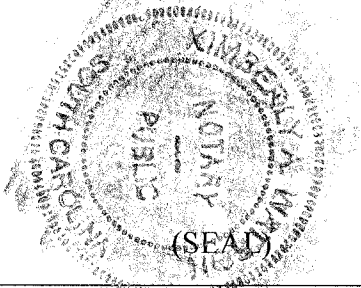
Trina McGee Brown (SEAL)  
Trina McGee Brown

William Mark Brown (SEAL)  
William Mark Brown

SOUTH CAROLINA )  
Clarendon COUNTY )

I, Kimberly A. Watson, Notary Public of Clarendon County, South Carolina, do hereby certify that Trina McGee Brown, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 20 day of October, 2016.



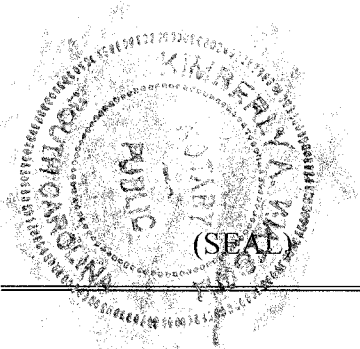
Kimberly A. Watson  
Kimberly A. Watson (print name)  
Notary Public

My Commission Expires: 9/9/2025

SOUTH CAROLINA )  
Clarendon COUNTY )

I, Kimberly A. Watson, Notary Public of Clarendon County, South Carolina, do hereby certify that William Mark Brown, personally came before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and notarial seal, this the 20 day of October, 2016.



Kimberly A. Watson  
Kimberly A. Watson (print name)  
Notary Public

My Commission Expires: 9/9/2025

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BEING all that tract or parcel of land containing 1.056 acres, more or less, that is designated at Tract Two on the plat of survey prepared by Owen L. Osborne for the Heirs of Everette Lee McGee, a copy of which is recorded in Plat Book 64, Page 177, Forsyth County Registry, reference to which is made for a more particularized description.