



2017007656 00116

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

02-28-2017 01:22:34 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3334

PG: 2168-2175

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. \_\_\_\_\_  
 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 2017.  
 by \_\_\_\_\_  
 Mail after recording to: Box #31  
 This instrument prepared by D. Blake Yokley, Attorney, 230 Town Run Lane, Winston-Salem, NC 27101  
 Brief Description for the index \_\_\_\_\_

**EXECUTOR'S DEED**

This Deed made this the 22nd day of February, 2017, by and between

**GRANTORS**

**LAURA S. BROWN, EXECUTRIX**  
**of the Estate of Carolyn C. Shelton**

**GRANTEE**

**LAURA S. BROWN, TRUSTEE**  
**under the Will of Carolyn C. Shelton**

The designation Grantor and Grantee 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.

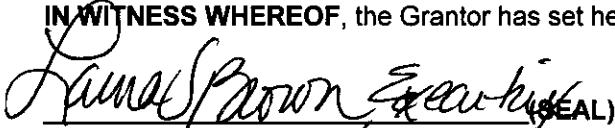
**WHEREAS**, Laura S. Brown, was appointed by the Clerk of Superior Court of Forsyth County, NC as Executrix of the Carolyn C. Shelton Estate on November 4, 2016; and **WHEREAS**, the Will of Carolyn C. Shelton appears of record in estate file 16 E 2202 in the Clerk of Superior Court of Forsyth County, NC, which said Will, provides that the Executrix convey the real estate described herein below to Laura S. Brown, Trustee, for the benefit of the surviving children of Carolyn C. Shelton, and said Executrix pursuant to the terms of the Will of Carolyn C. Shelton has full power and authority to convey the real property of the Estate in kind to the aforementioned Trustee.

**NOW, THEREFORE**, the Grantor, in consideration of the provisions of the Will of Carolyn C. Shelton has and by these presents does convey unto the Grantee in fee simple, all certain lots or parcels of land in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

**TO HAVE AND TO HOLD** the aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor does hereby covenant that they have not placed or suffered to be placed any presently existing liens or encumbrances on said premises and that she will warrant and defend the title to same against the lawful claims of all persons claiming by, through, under or on account of the office as Executrix of the Estate of Carolyn C. Shelton, but no further.

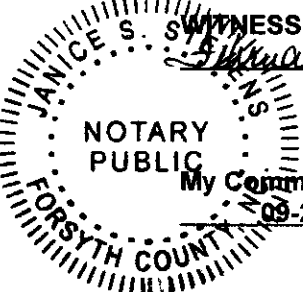
**IN WITNESS WHEREOF**, the Grantor has set her hand and seal the day and year first above written.

  
 (SEAL)  
**LAURA S. BROWN, EXECUTRIX**  
 of the Estate of Carolyn C. Shelton

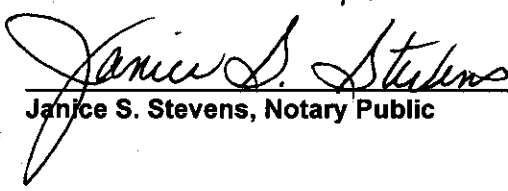
**STATE OF NORTH CAROLINA, Forsyth County**

I, **JANICE S. STEVENS**, the undersigned Notary Public of Forsyth County, State of North Carolina, certify that **Laura S. Brown, Executrix of the Estate of Carolyn C. Shelton**, personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

WITNESS my hand and official seal, this the 22nd day of January, 2017.



My Commission Expires: 09-23-2020

  
**Janice S. Stevens, Notary Public**

## EXHIBIT " A "

**FIRST TRACT:** Lying and being in Vienna Township, Forsyth County, North Carolina, and BEGINNING at an iron stake, the southeast corner of Lot B on V.M. Beroth's Line about 639 feet southwardly from the state road; thence with the line of Lot B north 85° 10' West 1262.4 feet to an iron stake, a corner of Lot B; thence South 2° West 836 feet to an iron stake on Beulah Beroth's line (formerly the odd Ziglar-Lineback line); thence with said line South 85° 10' East 356 feet to a black oak, thence, South 87° 05' East 852 feet to an old hickory stump on V.M. Beroth's line; thence North 5° 24' East 800 feet to the BEGINNING. Containing 23 ¼ acres, more or less, and being Share Number 2, on the Map of R.C. Lineback's Estate, which is recorded in the Office of the Register of Deeds of Forsyth County, in Book 11 of Plats at Page 183.

**SECOND TRACT:** Lying and being in Vienna Township, Forsyth County, North Carolina, and BEGINNING at an iron stake at the northeast corner of Share Number 2 (23 ¼ acres) as shown on the hereinafter mentioned map, and running thence North 5° 24' East 283 feet along Beroth's line to an iron stake; thence north 62' West 478 feet with C.A. Lineback's old line to an iron stake on the west side of a reserved roadway; thence along the west side of said reserved roadway north 27° East 89 feet to an iron stake; thence north 83° 27' west 498 feet to an iron stake at the corner of I.H. Shelton, see Deed Book 699, Page 307; thence with Shelton's line three courses and distances: South 28° 35' West 252.3 feet to an iron stake; North 76° 23' West 371 feet to an iron stake; and North 4° 37' East 190 feet to an iron stake; thence North 83° 27' West 377 feet to an iron stake; thence south 2° 27' West 1470 feet to an iron stake in Beroth's line; thence with Beroth's line south 85° 10' east 427 feet to an iron stake, southwest corner of Share No. 2; thence north 2° East 836 feet to an iron stake; thence south 85° 10' east 1262.4 feet to an iron stake, the place of BEGINNING. Containing 28.75 acres, more or less, and being a part of Lot B, Share No. 1, on map of R.C. Lineback Estate, as recorded in Plat Book 11, Page 183, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description. There is a roadway reserved across this property as is shown on the aforesaid map.

**Property Address: 4003 MAX DRIVE, WINSTON-SALEM, NC 27106-8711**

THIRD TRACT

BEGINNING at an iron stake in the northeast right-of-way line of Robin Hood Road, said stake being a common corner of Ernest E. Hopkins, Jr. and Dull Land; running thence along a new line of Ernest E. Hopkins, Jr., North 75 deg. 30 min. East 251 feet to an iron stake in the southwest right-of-way line of Olivet Church Road; thence along the southwest line of Olivet Church Road as it curves in a southeast direction 429 feet more or less to an iron stake at the intersection of the southwest right-of-way line of Olivet Church Road and the northeast right-of-way line of Robin Hood Road; thence along the northeast right-of-way line of Robin Hood Road North 62 deg. 50 min. West 430 feet to an iron stake, and North 65 deg. 20 min. West 154 feet to the BEGINNING.

TOGETHER with all of that strip of land lying between the southwest line of above described lot and the center line of Robin Hood Road; and together with all of that strip of land lying between the northeast line of above described lot and the center line of Olivet Church Road.

Being part of the land of Ernest E. Hopkins, Jr., et ux, as described in Deed of Trust Book 700, page 26, in the office of the Register of Deeds of Forsyth County, North Carolina.

Subject to right-of-way for public roads.

PROPERTY ADDRESS: 5365 ROBINHOOD ROAD, WINSTON-SALEM, NC 27106-8711

FOURTH TRACT

BEGINNING at a stake on the south side of 24<sup>th</sup> Street (formerly Tatum Street) said stake being 50 ft. east of the Southeast intersection of 24<sup>th</sup> and Hege Streets, running thence Eastwardly 50 ft. to a stake, the northwest corner of Lot 19; thence Southwardly 120 ft. to a stake, the southwest corner of Lot 19; thence Westwardly 50 ft. to a stake, the southeast corner of Lot 17; thence Northwardly 120 ft. to a stake in 24<sup>th</sup> Street, the northeast corner of Lot 17 and place of Beginning, being Lot 18 as shown on the map of PARK VIEW, as recorded in the office of the Register of Deeds for Forsyth County, North Carolina, in Book 8, page 50. Also being known as Tax Block 0428, Lot 018, Forsyth County Tax Office.

PROPERTY ADDRESS: 1406 E. TWENTY-FOURTH STREET, WINSTON-SALEM, NC 27105

F I F T H   T R A C T

Lying and being in the city of Winston-Salem, and fronting 50 feet on the North side of Roosevelt Avenue, and of that width extending northwardly 144 feet, and being Lot #10 of Boston Heights Property as recorded in Plat Book 8, Page 9, reference to which is hereby made for a more particular description.

REO#:8790014362

The property hereinabove described was acquired by Grantor by instrument recorded in Book RE 2518, Page 2766, Forsyth County Register of Deeds.

PROPERTY ADDRESS: 907 ROOSEVELT STREET, WINSTON-SALEM, NC 27105

S I X T H   T R A C T

BEGINNING at an iron in the northern right-of-way line of Roosevelt Street, said iron being the southwest corner of Lot 12 as shown on Map of Boston Heights as recorded in Plat Book 8 at Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina; thence from said beginning point along the northern right-of-way line of Roosevelt Street, North 88° 15' 00" West 50.00 feet to a nail, the southeast corner of Lot 10 as shown on the aforementioned plat; thence along the east line of the aforesaid Lot 10 North 01° 44' 34" East 144.31 feet to an iron; thence South 88° 15' 00" East 50.00 feet to an iron; thence South 01° 44' 34" West 144.31 feet to the point and place of BEGINNING. Being known and designated as Lot 11 as shown on Map of BOSTON HEIGHTS as recorded in Plat Book 8 at Page 9 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Thomas A. Riccio dated September 15, 2000.

Property Address: 905 Roosevelt Avenue, Winston Salem, NC 27105

S E V E N T H   T R A C T

LYING AND BEING in the City of Winston-Salem, Forsyth County, North Carolina, and being known and designated as Lot #34, Section A, as shown on the map of BonAir-Greenway Place, as recorded in Plat Book 8 page 109, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property. For further reference see Deed recorded in Book 677 page 93.

SAVE AND EXCEPT for a triangular shaped parcel of land from the north portion of Lot #34 taken by the City of Winston-Salem, North Carolina for improvements to Indiana Avenue, and recorded in the Office of the Register of Deeds of Forsyth County in Book 1122, Page 506, reference to which is hereby made for a more particular description. See also a survey and map made by the City of Winston-Salem, Engineering Division, Acct No. T-72-23-6852-73.

PROPERTY ADDRESS: 3062 INDIANA AVENUE, WINSTON-SALEM, NC 27105

E I G H T H   T R A C T

Lying and being in the City of Winston-Salem, North Carolina and Situated on the East side of Wheeler Street, and beginning at an iron stake on the East side of Wheeler Street, said stake being 254.95 feet North of the Northeast corner of the intersection of Wheeler Street and Belews Creek Road (East First street) and running thence Northwardly 50 feet to a stake, the Southwest corner of Lot No. 22; thence Eastwardly 150 feet to a stake, the Southwest corner of Lot No. 22; thence southwardly 50 feet to a stake, the North East corner of Lot No. 20; thence Westwardly 150 feet to a stake in Wheeler Street, the place of Beginning, being known as Lot No. 21 on the Map of Wheeler Addition as recorded in Plat Book 1, Page 12, in Office of Register of Deeds of Forsyth County, North Carolina.

See Deed from A.V. Nash and wife, Hattie M. Nash, William Coan, Jr. and Wife, Marcy W. Coan to Abe Cohn in Book 197, 270; also Deed from R. A. Shore, Agent, to A.V. Nash and William Coan, Jr. in Book 180, Page 276; Also Quitclaim Deed from Sentinel Printing & Publishing Company to A. Cohn In Book 211, Page 108; also Quitclaim Deed from Rufus A. Shore and wife, Sussie Shore to Abe Cohn in Book 452, Page 202.

PROPERTY ADDRESS: 125 Wheeler Street, Winston-Salem, NC 27101

N I N T H   T R A C T

**BEGINNING** at an iron stake, the Northeast Intersection of 25<sup>th</sup> Street (formerly Snyder Street) and Manchester Street, running thence Northwardly with the East line of Manchester Street 149.7 feet to an iron stake in the South line of a 10 foot alley; thence Eastwardly with the South line of said alley 50 feet to any iron stake, the Northwest corner of Lot No. 123; thence Southwardly with the West line of said Lot No. 123 – 149.7 feet to an iron stake in the North line of 25<sup>th</sup> Street; thence Westwardly with the North line of 25<sup>th</sup> Street, 50 feet to an iron stake to the point of beginning.

**BEING KNOWN AND DESIGNATED** as Lot No. 124 on the Map of **ALEXANDER HEIGHTS**, recorded in Plat Book No. 1, Page 36, in the Office of the Register of Deeds of Forsyth County, North Carolina. Also known as Lot No. 124, Block 1213, Forsyth County Tax Map.

**ADDRESS:** 2101 E. 25<sup>TH</sup> STREET, WINSTON-SALEM, NC 27105.

T E N T H   T R A C T

BEGINNING at an iron stake on the South side of 23rd Street (formerly Balsley Street), said stake being 200 feet East of the Southeast intersection of 23rd Street and Claremont Avenue, the Northeast corner of Lot No. 4; running thence Southwardly with the East line of Lot No. 4- 150 feet to a stake in the North line of an alley; thence Eastwardly with said alley 50 feet to a stake, the Southwest corner of Lot No. 6; thence Northwardly with the West line of Lot No. 6 - 150 feet to a stake in the South line of 23rd Street; thence Westwardly with the South line of 23rd Street, 50 feet to the point of BEGINNING. Being known and designated as Lot No. 5, on the Map of FAIRVIEW HEIGHTS, ANDREWS ADDITION, which is recorded in Book 97, Page 592, and also retraced in Plat Book 3, Page 27-A, in the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 1416 E. Twenty-Third Street, Winston-Salem, NC 27105

E L E V E N T H   T R A C T

LYING AND BEING IN THE CITY OF WINSTON-SALEM, NORTH CAROLINA, FORSYTH COUNTY, AND BEING KNOWN AND DESIGNATED AS LOT No. 18, BLOCK "M" AS SHOWN ON THE REVISED MAP OF GREENWAY PLACE AS RECORDED IN PLAT BOOK 7, PAGE 47, OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

The above land was conveyed to Grantor by Will of Maceo H. Banner Estate file 81 Page 910

PROPERTY ADDRESS: 2409 Gilmer Avenue, Winston-Salem, NC 27105

T W E L F T H   T R A C T

BEING KNOWN AND DESIGNATED as Lot No. 48 as shown on the Map of City View as recorded in Plat Book 1 at page 188, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

PROPERTY ADDRESS: 2728 Ansonia Street, Winston-Salem, NC 27105

THIRTEENTH TRACT

BEGINNING at an iron stake located at the Southwestern corner of Lot 30 hereinafter referred to, said iron also being in the margin of a 15 foot alley; running thence with said alley North  $36^{\circ}51'34''$  East 65.90 feet to an iron stake located at the Southeast intersection of said alley and Indiana Avenue; running thence with the South right of way line of said avenue South  $58^{\circ}58'17''$  East 85.44 feet to an iron; running thence South  $36^{\circ}51'34''$  West 111.88 feet to an iron located in the Northeast right of way line of said 15 foot alley; running thence with the North margin of said alley North  $29^{\circ}26'31''$  West 92.83 feet to the point and place of beginning. Being all of Lots 30, 31, 32 and 33 as shown on the plat of Bon Air - Greenway Place, Section "A", recorded in Plat Book 3, Page 25, except the portion conveyed to the City of Winston-Salem, for Widening of Indiana Avenue, by deed recorded in Book 1122, Page 506, Forsyth County Registry.

Save And Except:

Commencing at the centerline intersection of Indiana Avenue and Glen Avenue, having an NC Grid coordinate of  $N=868,456.36$ ;  $E=1,633,655.03$ ; and based on bridge replacement plans prepared by Nallamalla, Hall & Wilson, P.A. dated 8/22/96 having stations value along Indiana Avenue (L-Rev) of  $15+39.57$  and having a station value along Glen Avenue (Y) of  $54+76.96$ , thence N  $55^{\circ}58'04''$  W 286.75 to the point of beginning, said point being on the proposed right-of-way of Indiana Avenue, thence leaving said right-of-way S  $39^{\circ}14'04''$  W 10.00 to a point thence N  $50^{\circ}37'09''$  W 10.30 to a point, thence N  $39^{\circ}42'36''$  E 9.93 to a point on the proposed southern right-of-way of Indiana Avenue, thence along said right-of-way S  $51^{\circ}35'27''$  E 3.13 to a point, thence continuing along said right-of-way S  $50^{\circ}45'56''$  E 7.09 to the point and place of beginning containing 102.4 square feet.

PROPERTY ADDRESS: 3064 Indiana Avenue, Winston-Salem, NC 27105