



2017014189 00126

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED:
04-13-2017 01:16:04 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3341
PG: 3202-3205

*Mitzi Hall
Blanton Law Firm
228 W. Couveil St.
Salisbury, N.C. 28144*

ENVELOPE

Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 2017.
by _____

Mail after recording to:
This instrument prepared by D. Blake Yokley, Attorney, 230 Town Run Lane, Winston-Salem, NC 27101
Brief Description for the index _____

NORTH CAROLINA TRUSTEE'S DEED

THIS DEED made this the 10 day of April, 2017, by and between

GRANTOR

GRANTEE

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

ERG Commerce NC LLC

THIS TRUSTEE'S DEED made this the 10 day of April, 2017, by **LAURA S. BROWN**,
Trustee, Under the Will of Carolyn C. Shelton.

WITNESSETH:

WHEREAS, on October 5, 2016, **Carolyn C. Shelton** died in Forsyth County, North Carolina. 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;

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;

WHEREAS, on February 22, 2017, Laura S. Brown, Executrix of the Estate of Carolyn C. Shelton conveyed the real property to Laura S. Brown, Trustee under the Will of Carolyn C. Shelton certain real property as shown on the Executor's Deed recorded in Book 3334, Pages 2168-2175 in the Office of the Register of Deeds of Forsyth County, North Carolina.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to her paid by the said Grantee, receipt of which is hereby acknowledged, **Laura S. Brown as Trustee under the Will of Carolyn C. Shelton**, does convey to the said Grantee, **ERJ Commerce NC LLC**, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the aforesaid parcels or tracts of land and all privileges and appurtenances thereunto belonging to the said Grantee, that Grantor, acting as Trustee is seized of the premises in fee simple, and has the right to convey the same in fee simple, that title is marketable, is free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all claiming by, through, under or on account of her as Trustee under the Will of Carolyn C. Shelton insofar as it is her duty to do so by virtue of her office as Trustee but no further.

Exceptions: Any and all rights-of-way, restrictions, easements, liens and declarations of record, if any, and ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the said **Laura S. Brown**, acting as Trustee as aforesaid, has hereunto set her hand and seal the day and year first above written.

Laura S. Brown Trustee
(SEAL)

Laura S. Brown
Trustee Under the
Will 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, Trustee Under the Will of Carolyn C. Shelton**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and official seal this the 10th day of April, 2017.

My Commission Expires 09-23-2020

Janice S. Stevens
Janice S. Stevens, Notary Public
NOTARY PUBLIC
JANICE S. STEVENS
FORSYTH COUNTY, NC

EXHIBIT A

TRACT ONE (907 Roosevelt Street – Parcel #6826-73-8755.000):

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.

For back title, see Book 3334, Pages 2168-2175, Forsyth County Registry.

TRACT TWO (3602 Indiana Avenue – Parcel #6836-38-4524.000):

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.

For back title, see Book 3334, Pages 2168-2175 Forsyth County Registry.

TRACT THREE (2101 E. Twenty Fifth Street – Parcel #6846-05-1665.000):

BEGINNING at an iron stake, the Northeast Intersection of 25th 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 25th Street; thence Westwardly with the North line of 25th 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.

For back title, see Book 3334, Pages 2168-2175, Forsyth County Registry.

TRACT FOUR (1416 E. Twenty Third Street – Parcel #6836-74-4713.000):

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.

For back title, see Book 3334, Pages 2168-2175, Forsyth County Registry.

TRACT FIVE (2728 Ansonia Street – Parcel #6836-97-6090.000):

BEING KNOWN AND DESIGNATED as Lot No. 48 as shown on the Map of City View as recorded in Plat Book 1 at page 108, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

For back title, see Book 3334, Pages 2168-2175, Forsyth County Registry.