



2017024866 00200

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2630.00

PRESENTED & RECORDED:
06-23-2017 03:23:11 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3354
PG: 1299-1307

This instrument was prepared by Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Grantee - Box 106

Grantor's Address: 2637 Audubon Drive, Winston-Salem, NC 27016

Grantee's Address: P.O. Box 1395, Winston-Salem, NC 27102

The below-described real property does not include the primary residence of at least one of the grantors.

Excise Tax: \$2,630.00

Tax Parcel Identification No.: PART OF 6816-97-5702.00

NORTH CAROLINA

FORSYTH COUNTY

BENEFICIARY AND EXECUTOR'S DEED

THIS BENEFICIARY AND EXECUTOR'S DEED made this 23rd day of June, 2017, by and between THOMAS S. WILLIAMS and MARGARET A. WILLIAMS, as Trustees of the Mary B. Williams Revocable Trust under Agreement dated September 12, 2014; THOMAS S. WILLIAMS, single; MARGARET A. WILLIAMS and husband, JOSEPH F. DECELLES; JACQUELINE W. KAYE, single; and THOMAS S. WILLIAMS and MARGARET A. WILLIAMS, as Co-Executors of the Estate of MARY B. WILLIAMS, Deceased (hereinafter collectively called "Grantor"), and AUDUBON VILLAGE, LLC, a North Carolina limited liability company (hereinafter called "Grantee").

WITNESSETH:

WHEREAS, Mary B. Williams died testate on October 13, 2015, and the Last Will and Testament of Mary B. Williams (hereinafter referred to as the "Will") has been duly probated and is recorded in the Office of the Clerk of Court of Forsyth County, North Carolina, Estate File Number 15E2083, and the above-named Executors have qualified as Co-Executors of the Estate;

WHEREAS, Article One, Section B of the Will devised the residuary estate of Mary B. Williams, of which residuary estate the real property described below was a part, to the Trustees of the Mary B. Williams Revocable Trust under Agreement dated September 12, 2014 (the "Trust");

WHEREAS, the Trust, in turn, directed that the Trustees of said Trust distribute the trust property, of which trust property the real property described below was a part, to Thomas S. Williams, Margaret A. Williams, and Jacqueline W. Kaye (together, the Trust and Thomas S. Williams, Margaret A. Williams, and Jacqueline W. Kaye are known as the "Beneficiaries");

WHEREAS, the first notice to creditors was published on November 15, 2015 and the final account in the Estate has not yet been approved; and

WHEREAS, the Co-Executors do hereby join in this Deed to evidence their consent to the sale of the real property described below as required by NCGS Section 28A-17-12.

NOW, THEREFORE, Grantor, for a valuable consideration paid by 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 of Grantor's right, title and interest in and to that property located in FORSYTH County, North Carolina, more particularly described as follows:

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

This conveyance is made subject to easements, rights of way and restrictive covenants of record, if any, and ad valorem taxes for the current year.

For back title reference, see the deeds recorded in Book 784, Page 269 and Book 988, Page 467, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to it to Grantee and Grantee's heirs and/or successors and assigns in fee simple.

The Beneficiaries covenant with Grantee that they are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that they will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated above.

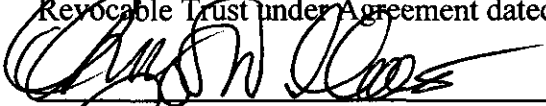
The Co-Executors make no warranties, express or implied, as to title to the property hereinabove described.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and the singular shall include the plural and the masculine shall include the feminine or the neuter as required by context.

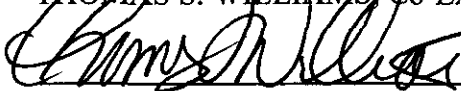
IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

 (SEAL)

THOMAS S. WILLIAMS, Trustee of the Mary B. Williams
Revocable Trust under Agreement dated September 12, 2014

 (SEAL)

THOMAS S. WILLIAMS, Co-Executor of the Estate of Mary B. Williams

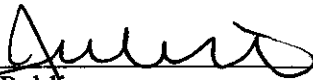
 (SEAL)
THOMAS S. WILLIAMS

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that **Thomas S. Williams, Trustee of the Mary B. Williams Revocable Trust Under Agreement dated September 12, 2014**, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 23rd day of June, 2017.



Notary Public
Name: Julian P. Robb
My Commission Expires: 07/21/2020


JULIAN P. ROBB
Notary Public - North Carolina
Forsyth County
My Commission Expires 7-21-2020

STATE OF NORTH CAROLINA

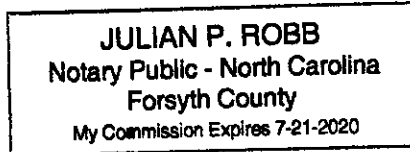
COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that **Thomas S. Williams, Co-Executor of the Estate of Mary B. Williams**, either being personally known to me or proven by satisfactory evidence (said evidence being his driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 23rd day of June, 2017.



Notary Public
Name: Julian P. Robb
My Commission Expires: 07/21/2020

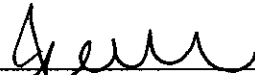


STATE OF NORTH CAROLINA

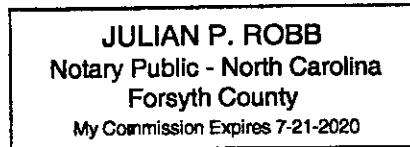
COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that **Thomas S. Williams**, either being personally known to me or proven by satisfactory evidence (said evidence being his driver's license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 23rd day of June, 2017.



Notary Public
Name: Julian P. Robb
My Commission Expires: 07/21/2020



Margaret Williams (SEAL)
MARGARET A. WILLIAMS, Trustee of the Mary B. Williams
Revocable Trust under Agreement dated September 12, 2014

Margaret Williams (SEAL)
MARGARET A. WILLIAMS, Co-Executor of the Estate of Mary B. Williams

Margaret Williams (SEAL)
MARGARET A. WILLIAMS

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that **Margaret A. Williams, Trustee of the Mary B. Williams Revocable Trust Under Agreement dated September 12, 2014**, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 23rd day of June, 2017.

Julian P. Robb
Notary Public
Name: Julian P. Robb
My Commission Expires: 07/21/2020

JULIAN P. ROBB
Notary Public - North Carolina
Forsyth County
My Commission Expires 7-21-2020

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Margaret A. Williams, Co-Executor of the Estate of Mary B. Williams, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 23rd day of June, 2017.

Julian P. Robb

Notary Public
Name: Julian P. Robb
My Commission Expires: 07/21/2020

JULIAN P. ROBB
Notary Public - North Carolina
Forsyth County
My Commission Expires 7-21-2020

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Margaret A. Williams, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/they for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 23rd day of June, 2017.

Julian P. Robb

Notary Public
Name: Julian P. Robb
My Commission Expires: 07/21/2020

JULIAN P. ROBB
Notary Public - North Carolina
Forsyth County
My Commission Expires 7-21-2020

Joseph F. DeCelles (SEAL)
JOSEPH F. DECELLES

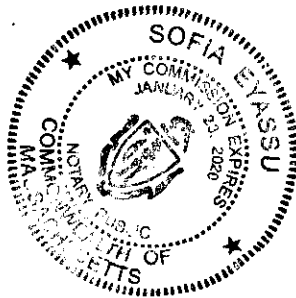
STATE OF Massachusetts

COUNTY OF Middlesex

I, SOFIA EYASSU, a Notary Public for the County of Middlesex and State of MA, do hereby certify that Joseph F. DeCelles, either being personally known to me or proven by satisfactory evidence (said evidence being JOSEPH F. DECELLES), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 21st day of JUNE, 2017.

Sofia Eyassu
Notary Public
Notary's Printed Name: SOFIA EYASSU
My Commission Expires: 01-23-2020



Jacqueline W. Kaye (SEAL)
JACQUELINE W. KAYE

STATE OF District of Columbia

COUNTY OF _____

I, SARAH SLADE, a Notary Public for the County of District of Columbia and State of _____, do hereby certify that Jacqueline W. Kaye, either being personally known to me or proven by satisfactory evidence (said evidence being _____), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by he/she/them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 22 day of JUNE, 2017.

Sarah J. Slade
Notary Public
Printed Name: SARAH J. SLADE
My Commission Expires: _____

Sarah J. Slade
Notary Public, District of Columbia
My Commission Expires 6/14/2019



EXHIBIT "A"
PROPERTY DESCRIPTION

BEING a certain tract or parcel of land located in Winston-Salem Township, Forsyth County, North Carolina and being more particularly described as follows:

BEGINNING at a point marked by a mag nail in the center line of Audubon Drive, a 20' private drive, said mag nail marking the southeasternmost corner of property now or formerly owned by Antonia G. Tettamanti, as recorded in Deed Book 1175, Page 984, Forsyth County Registry (Tax PIN 6816-97-5345.00 as presently shown on the Forsyth County Tax Maps), the point and place of beginning; running thence from said beginning point along the eastern line of Tettamanti North 35° 55' 50" West 34.96 feet to an existing iron pin; thence continuing along the northern line of Tettamanti South 88° 38' 00" West 231.16 feet to an angle iron; thence continuing further along the northern line of Tettamanti South 76° 13' 15" West 146.91 feet to an existing iron pin in the northern line of property now or formerly owned by Christof Nostitz Rieneck as recorded in Deed Book 3268, Page 792, Forsyth County Registry (Tax PIN 6816-97-2268.00 as presently shown on the Forsyth County Tax Maps); thence along the northern line of Rieneck the following four (4) courses and distances: (i) North 52° 27' 05" West 49.46 feet to an existing iron pin; (ii) North 65° 55' 40" West 60.01 feet to an existing iron pin; (iii) North 89° 20' 10" West 107.04 feet to an existing iron pin; and (iv) North 83° 09' 47" West 92.41 feet to an existing iron pin in Silas Creek; thence North 42° 04' 18" East 465.05 feet to an existing iron pin in Silas Creek and in the southeastern line of property now or formerly owned by N.C. State Highway Commission as recorded in Deed Book 772, Page 319, Forsyth County Registry (Tax PIN 6816-87-8545.00 as presently shown on the Forsyth County Tax Maps); thence continuing further along the southeastern line of N.C. State Highway Commission North 47° 51' 38" East 211.49 feet to an existing iron pin; thence continuing further along the line of N.C. State Highway Commission North 71° 46' 38" East 234.50 feet to a point in Silas Creek; thence South 44° 11' 22" East 108.00 feet to an iron pin set in the western right-of-way of Reynolda Road; thence along the westerly right-of-way line of Reynolda Road South 08° 49' 22" East 150.00 feet to an iron pin set; thence continuing further along the westerly right-of-way line of Reynolda Road South 18° 39' 22" East 167.80 feet to an iron pin set; thence along a new line South 72° 47' 53" West 107.19 feet to an iron pin set; thence along a new line South 01° 54' 45" East 34.86 feet to an iron pin set; thence continuing along a new line South 18° 52' 52" West 20.17 feet to a point; thence continuing along a new line South 18° 52' 52" West 24.91 feet to a nail placed; thence South 08° 32' 40" East 19.95 feet to a nail found; thence South 10° 05' 11" West 59.95 feet to a nail found; thence South 37° 31' 01" West 53.64 feet to a mag nail located in the center line of Audubon Drive, said mag nail marking the southeasternmost corner of property now or formerly owned by Antonia G. Tettamanti as recorded in Deed Book 1175, Page 984, Forsyth County Registry (Tax PIN: 6816-97-5345.00 as presently shown on the Forsyth County Tax Maps), the point and place of BEGINNING, containing 6.91882 acres, more or less, in accordance with a survey prepared for Williams Estate, Margaret Williams and Thomas S. Williams by Thomas A. Riccio, Professional Land Surveyor, dated May 16, 2017, Drawing No 17105.