

2018027016 00105

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/16/2018 11:59:16 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3415
PG: 553 - 557

Excise Tax: NTC

NORTH CAROLINA QUITCLAIM DEED

Tax Parcel Number: 6817-36-5963.00 (Block 3460, Lot 306J)
This instrument prepared by: Kangur & Porter, LLP
After Recording Mail to Grantee: 3226 Midkiff Road, Winston-Salem, NC 27106
Brief Description for the index: 3226 Midkiff Road

This Deed made this 11th day of July, 2018, by and between Grantor and Grantee:

Grantor: Donna Cowden and Martha Murphy, Wardens of St. Anne's Episcopal Church
** See attached Resolution of St. Anne's Episcopal Church **

Mailing Address: 2690 Fairlawn Drive, Winston-Salem, NC 27106

Grantee: Christopher L. Spainhour (unmarried) 3226 Midkiff Road, Winston-Salem, NC 27106

Mailing Address: 3226 Midkiff Road, Winston-Salem, NC 27106

Transfer of Ownership: Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has remised and released and does hereby remise, release and forever quitclaim to Grantee, the property described below:

Property:

The property hereinabove described was acquired by the Decedent by instruments recorded in Book 1769, Page 326, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (17 E 667).

The legal description of the Property is:

BEGINNING at an iron stake in the West right of way line of Midkiff Road, said iron stake being located South 29° 44' 10" East 119.85 feet from the Southeast corner of Alf H. Anderson's tract as described in Deed Book 1379, page 794, Forsyth County Registry; running thence from said point of Beginning with the West right of way line of Midkiff Road, on a slight curve to the right, said curve having a radius of 703.43 feet, by chord measurement, South 19° 57' 44" East 119.85 feet and by arc measurement, 120 feet; running thence South 71° 14' 53" West 175.59 feet to an iron stake; running thence North 23° 29' 23" West 91.68 feet to an iron stake; running thence North 62° 17' 43" East 182.86 feet to an iron stake in the West right of way line of Midkiff Road, the point and place of BEGINNING, containing 19,080 square feet.

Property Address: 3226 Midkiff Road, Winston-Salem, NC 27106

The property conveyed hereby does not include the primary residence of the Grantor(s).

This conveyance is made subject to restrictions, easements and right of ways of record, if any.

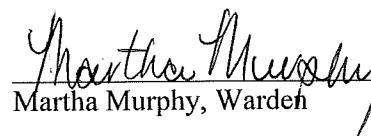
TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to Grantee, in fee simple.

Grantor makes no warranty, express or implied, as to title to the property.

Signatures: Grantor has duly executed the foregoing instrument, as of the day and year first written above.

**St. Anne's Episcopal Church, by it's duly
Authorized Wardens:**

 (SEAL)
Donna Cowden, Warden

 (SEAL)
Martha Murphy, Warden

State of North Carolina, Forsyth County

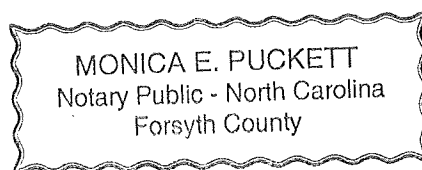
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Donna Cowden, Warden of St. Anne's Episcopal Church**

Date: 7/11/18

Monica Puckett
Notary Public

Monica E. Puckett
Printed or typed name of notary public

My Commission Expires: 8/4/21



State of North Carolina, Forsyth County

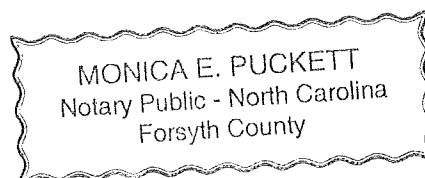
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Martha Murphy, Warden of St. Anne's Episcopal Church**

Date: 7/11/18

Monica Puckett
Notary Public

Monica E. Puckett
Printed or typed name of notary public

My Commission Expires: 8/4/21



RESOLUTION OF ST. ANNE'S EPISCOPAL CHURCH

A congregation of the Episcopal Diocese of North Carolina

The undersigned hereby certify that a Special Meeting of the Vestry of St. Anne's Episcopal Church, 2690 Fairlawn Drive, Winston-Salem (hereinafter referred to as the "Church") was duly held to discuss the sale of the real property located at and known as 3226 Midkiff Road, Winston-Salem, North Carolina (hereinafter referred to as the "Property").

WHEREAS, the Property was bequeathed to the Church by the Last Will and Testament of Betty Webb Moore, deceased, and whose estate was administered in Forsyth County, North Carolina bearing Estate File Number 17 E 667 (hereinafter referred to as the "Estate"); and,

WHEREAS, Olivia Paige French was appointed as Administrator, CTA of the Estate and it was determined by the Administrator that the Estate had sufficient assets to pay the obligations of the Estate and that the Property, or the proceeds from the sale of the Property, were not needed to pay any obligations of the Estate; and,

WHEREAS, the Church is a congregation of the Episcopal Diocese of North Carolina and the Church holds title to real property, including the Property described herein, through its Vestry; and,

WHEREAS, the Vestry of the Church has obtained the consent of the Standing Committee of the Episcopal Diocese of North Carolina for the sale of the Property to Christopher L. Spainhour according to the terms of the Offer to Purchase and Contract dated September 23, 2017 executed between Mr. Spainhour and Olivia Paige French, Assistant Treasurer of St. Anne's Episcopal Church on behalf of the Church (hereinafter referred to as the "Contract").

NOW, THEREFORE, after discussion, the following resolutions were unanimously adopted:

BE IT RESOLVED that the undersigned are the duly authorized wardens of the Vestry of St. Anne's Episcopal Church, Winston-Salem, North Carolina, and the undersigned have authority to act on behalf of the Vestry, which authority specifically includes the authority to execute deeds and other documents related to the sale and transfer of title to real property; and,

BE IT FURTHER RESOLVED that the Vestry of St. Anne's Episcopal Church, Winston-Salem, North Carolina, having obtained the consent of the Standing Committee of the Episcopal Diocese of North Carolina, has determined it is in the best interests of the Church to sell the Property pursuant to the terms of the Contract; and,

BE IT FURTHER RESOLVED that the action hereby of the undersigned wardens of the Vestry of St. Anne's Episcopal Church, Winston-Salem, North Carolina, upon consent of the Episcopal Diocese of North Carolina, satisfies the process established by the governing body of the Episcopal Diocese of North Carolina for the taking of such action to sell and transfer title to real property; and,

BE IT FURTHER RESOLVED that as wardens of the Vestry, the undersigned have authority to executed deeds and any other documents that may be necessary to transfer title to the Property to Christopher L. Spainhour pursuant to the terms of the Contract.

IN WITNESS WHEREOF, the undersigned have executed this Resolution on
July 11, 2018.

Vestry of St. Anne's Episcopal Church, Winston-Salem, North Carolina

By: Donna Cowden (SEAL)
Donna Cowden, warden

By: Martha Murphy (SEAL)
Martha Murphy, warden