

2024007404 00060

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/11/2024 11:55:22 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3796
 PG: 1993 - 1996

NORTH CAROLINA SPECIAL WARRANTY DEED

| | |
|----------------------------------|---|
| Excise Tax: | No Taxable Consideration |
| Parcel ID: | 6815-05-5605 |
| Mail/Box to: | |
| Prepared by: | Victoria Allen, Blanco Tackabery & Matamoros P.A. (no title examination requested or performed) |
| Brief description for the Index: | Lot 18, Map Gordon Manor Development, Section 2 (Plat Book 17, Page 118) |

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 8th day of March, 2024, by and between:

| GRANTOR | GRANTEE |
|---|---|
| <p>William T. Milburn Jr. and Cynthia M. Henderson, Co-Trustees of the Ruby S. Milburn Trust Agreement, UAD 11/19/1996, as amended,</p> <p>and</p> <p>William T. Milburn Jr. and Cynthia M. Henderson, Co-Trustees of the Ruby S. Milburn Family Trust,</p> <p>268 N. Gordon Drive Winston Salem, NC 27104</p> | <p>William T. Milburn Jr., as to a 50% undivided interest 397 JC Norton Road Warrensville, NC 28693</p> <p>and</p> <p>Cynthia M. Henderson, as to a 50% undivided interest 215 Queen's Cove Road, Mooresville, NC 28117</p> <p>as tenants in common</p> |

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, South Fork Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

Fronting 130.0 ft. on the South side of Alonzo Drive at the Southwest intersection of North Gordon Drive and Alonzo Drive, extended Southwardly along the West line of North Gordon Drive 178.37 ft. and Southwardly along the East line of Lot #19, 179.2 ft. and Westwardly along the North line of Lot #17, 130.8 ft. and known

BT:964406v2

submitted electronically by "Blanco Tackabery & Matamoros, P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

and designated as Lot #18, Gordon Manor Development, Section #2, recorded in Plat Book 17, Page 118, Forsyth County Registry.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2048, Page 3502.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 17, Page 118.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

- 1.) Ad valorem taxes for the year 2024 and all subsequent years.
- 2.) Easements, rights-of-way, covenants, restrictions, and other matters of record.

[Separate Signature Pages Follow]

SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

Cynthia M. Henderson
Cynthia M. Henderson, Co-Trustee of the Ruby S. Milburn Revocable Trust UAD 11/19/1996, as amended

Cynthia M. Henderson
Cynthia M. Henderson, Co-Trustee of the Ruby S. Milburn Family Trust

STATE OF NORTH Carolina, COUNTY OF IREDELL

I Dawn Laporta, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 6th day of March 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Cynthia M. Henderson, Co-Trustee of the Ruby S. Milburn Revocable Trust UAD 11/19/1996, as amended and as Co-Trustee of the Ruby S. Milburn Family Trust.

Affix Notary Seal/Stamp

Dawn Laporta
NOTARY PUBLIC
Iredell County
North Carolina
My Commission Expires November 24, 2024

Dawn Laporta
Notary Public (Official Signature)
My commission expires: November 24, 2024

SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA SPECIAL WARRANTY DEED

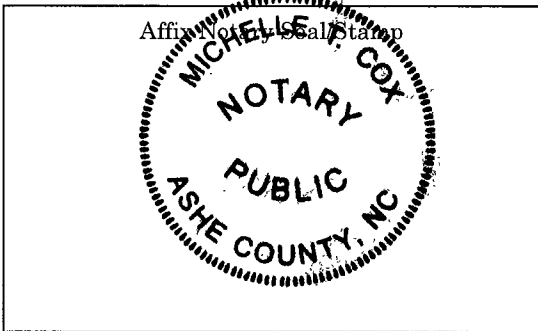
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed, if an entity by its duly authorized representative.

William T. Milburn, Jr. Co-Trustee
William T. Milburn, Jr., Co-Trustee of the Ruby S. Milburn Revocable Trust UAD 11/19/1996, as amended

William T. Milburn, Jr. Co-Trustee
William T. Milburn, Jr., Co-Trustee of the Ruby S. Milburn Family Trust

STATE OF North Carolina COUNTY OF Ashe

I Michelle T. Cox, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 8 day of March 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): William T. Milburn, Jr., Co-Trustee of the Ruby S. Milburn Revocable Trust UAD 11/19/1996, as amended and as Co-Trustee of the Ruby S. Milburn Family Trust



Michelle Cox
Notary Public (Official Signature)
My commission expires: 12-21-2028