

**2025006166 00204**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$320.00**

PRESENTED & RECORDED  
 02/27/2025 04:04:51 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3850**  
**PG: 2351 - 2358**

### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$320.00
Parcel ID:	5874-20-4530
Mail/Box to:	Grantee
Prepared by:	Amy C. Lanning, Blanco Tackabery & Matamoros P.A. (no title examination requested or performed)
Brief description for the Index:	<b>9.32 ± acres, Holler Farm Road (Tract2, Plat Book 66, Page 191)</b>

*Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.*

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 20 day of February 2025, by and between:

GRANTOR	GRANTEE
<p><b>William Nifong, Successor Trustee under the Clyde Roy Nifong, Jr. Revocable Trust Agreement dated March 5, 1999, and</b></p> <p><b>William Nifong, Successor Trustee under the Jewel Landreth Nifong Revocable Trust Agreement dated March 5, 1999, as amended and restated by the Amended and Restated Jewel Landreth Nifong Revocable Trust Agreement dated October 4, 2017</b></p> <p>1801 W. Lunt Ave #A Chicago, IL 60626</p>	<p><b>Glenn Patton Lowe and wife, Terri Lilly Lowe</b></p> <p><u>8355 Holler Farm Rd.</u> <u>Clemmons, NC 27012</u></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 Lewisville Township, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE EXHIBIT A ATTACHED HERETO.**

BT:1015392v1 Submitted electronically by "Holton Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2089, Page 3963, and Book 2089, Page 3968, Forsyth County Registry.

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

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.

[SIGNATURE PAGE FOLLOWS]

SEPARATE SIGNATURE PAGE TO NORTH CAROLINA  
SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina Special Warranty Deed as of the date first above written.

*William R. Nifong*

William Nifong, Successor Trustee under the Clyde Roy Nifong, Jr. Revocable Trust Agreement dated March 5, 1999

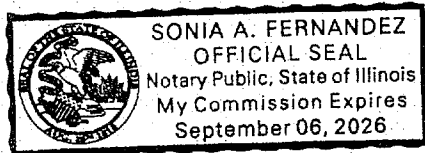
*William R. Nifong*

William Nifong, Successor Trustee under the Jewel Landreth Nifong Revocable Trust Agreement dated March 5, 1999 as amended and restated by the Amended and Restated Jewel Landreth Nifong Revocable Trust Agreement dated October 4, 2017

STATE OF Illinois, COUNTY OF Cook

I Sonia A Fernandez, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 20 day of February 2025 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): William Nifong, Successor Trustee under the Clyde Roy Nifong, Jr. Revocable Trust Agreement dated March 5, 1999 and William Nifong, Successor Trustee under the Jewel Landreth Nifong Revocable Trust Agreement dated March 5, 1999 as amended and restated by the Amended and Restated Jewel Landreth Nifong Revocable Trust Agreement dated October 4, 2017.

Affix Notary Seal/Stamp



*Sonia A. Fernandez*

Notary Public (Official Signature)

My commission expires:

09/06/2026

**EXHIBIT A TO  
NORTH CAROLINA SPECIAL WARRANTY DEED**

BEING ALL OF TRACT TWO, CONTAINING 9.32 +/- ACRES AS SHOWN ON PLAT RECORDED AT PLAT BOOK 66, PAGE 191 FORSYTH COUNTY REGISTRY.

EXHIBIT B  
**STATE OF NORTH CAROLINA**  
**TRUST CERTIFICATION**

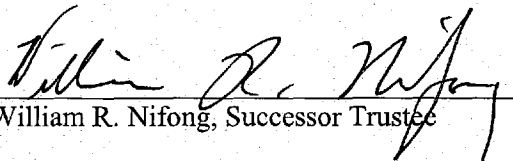
The undersigned being Successor Trustee of the Jewal Landreth Nifong Revocable Trust Agreement dated March 5, 1999, as amended and restated by the Amended and Restated Jewal Landreth Nifong Revocable Trust UAD 10/04/2017 (the "Trust") hereby certify the following to Glenn Patton Lowe and wife, Terri Lilly Lowe and to Blanco Tackabery & Matamoros, P.A. pursuant to NCGS 36C-10-1013:

1. The Trust is in existence as of the date set forth above and the trust instrument governing the terms of the Trust was executed on March 5, 1999.
2. The name of the settlor (grantor) of the Trust is Jewal Landreth Nifong.
3. The name and address of the current acting Trustee of the Trust is:  
  
 William R. Nifong  
 1801 W. Lunt Ave. #A  
 Chicago, IL 60626
4. The Trustee is authorized by the trust instrument or by the provisions of applicable law (including, but not limited to NCGS 36C-8-815) to sell, convey, pledge, mortgage, lease, manage, operate, control, or transfer title to trust property, including real property, except as limited by the following (if none, so indicate).  
  
 a. None
5. The Trust is revocable.
6. The taxpayer identification number for the Trust is REDACTED.
7. Trust assets shall be held in the name of William R. Nifong, Successor Trustee of the Jewal Landreth Nifong Revocable Trust Agreement dated March 5, 1999, as amended and restated by the Amended and Restated Jewal Landreth Nifong Revocable Trust Agreement dated October 4, 2017.
8. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in this Certification to be incorrect.

**SEPARATE SIGNATURE PAGE FOLLOWS**

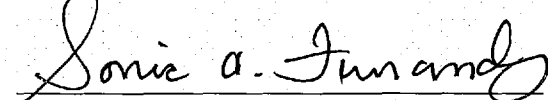
SEPARATE SIGNATURE PAGE  
TRUST CERTIFICATION

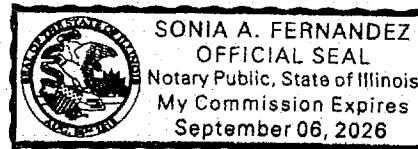
This the 20 day of February, 2025.

  
William R. Nifong, Successor Trustee

State of ILLINOIS  
COOK County

Executed, subscribed and sworn to me by William R. Nifong, as Successor Trustee, the day and year  
above written.

  
Notary Public



My Commission Expires: 09/06/2026

**EXHIBIT C****STATE OF NORTH CAROLINA****TRUST CERTIFICATION**

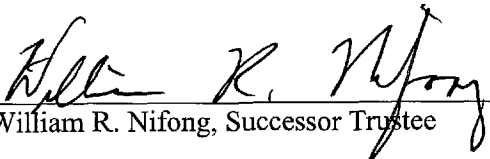
The undersigned being Successor Trustee of the Clyde Roy Nifong, Jr. Revocable Trust Agreement UAD 03/05/1999 (the "Trust") hereby certify the following to Glenn Patton Lowe and wife, Terri Lilly Lowe and to Blanco Tackabery & Matamoros, P.A. pursuant to NCGS 36C-10-1013:

1. The Trust is in existence as of the date set forth above and the trust instrument governing the terms of the Trust was executed on March 5, 1999.
2. The name of the settlor (grantor) of the Trust is Clyde Roy Nifong, Jr.
3. The name and address of the current acting Trustee of the Trust is:  
  
William R. Nifong  
1801 W. Lunt Ave. #A  
Chicago, IL 60626
4. The Trustee is authorized by the trust instrument or by the provisions of applicable law (including, but not limited to NCGS 36C-8-815) to sell, convey, pledge, mortgage, lease, manage, operate, control, or transfer title to trust property, including real property, except as limited by the following (if none, so indicate).
  - a. None
5. The Trust is irrevocable.
6. The taxpayer identification number for the Trust is **REDACTED**.
7. Trust assets shall be held in the name of William R. Nifong, Successor Trustee of the Clyde Roy Nifong, Jr. Revocable Trust UAD 03/05/1999.
8. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in this Certification to be incorrect.

**SEPARATE SIGNATURE PAGE FOLLOWS**

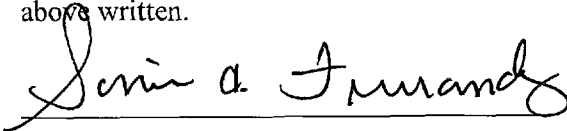
**SEPARATE SIGNATURE PAGE  
TRUST CERTIFICATION**

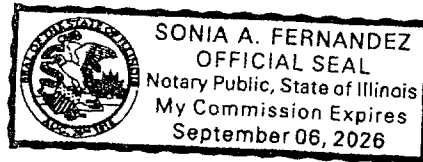
This the 20 day of February, 2025.

  
William R. Nifong, Successor Trustee

State of Illinois  
Cook County

Executed, subscribed and sworn to me by William R. Nifong, as Successor Trustee, the day and year above written.

  
Notary Public



My Commission Expires: 09/06/2026