

Submitted electronically by "Coltrane Grubbs, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

W I T N E S S E T H:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple, all that tract or parcel of land being situated in Forsyth County, North Carolina, and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

The property herein conveyed does not include the primary residence of the Grantor.

TITLE NOTES:

The property described herein was conveyed to Alice Disher White (a/k/a Alice D. White) on or about September 27, 1960, by instrument recorded in Deed Book 812 at Page 404, Forsyth County Registry.

Alice Disher White died on or about July 29, 1971 in Forsyth County, NC (reference Forsyth County, NC Death Certificate Book 0058 at Page 1226). The Last Will and Testament of Alice Disher White, dated March 25, 1970, was admitted to probate by the Clerk of Superior Court of Forsyth County, NC on or about August 3, 1971, and devised the property described herein to her son, Elwyn W. White (a/k/a Elwyn Winfield White) (reference Forsyth County, NC Estate File No. 71 E 667).

Elwyn W. White died on or about December 4, 1975, in Forsyth County, NC (reference Forsyth County, NC Death Certificate Book 0065 at Page 0050), The Last Will and Testament of Elwyn W. White, dated May 30, 1972, was admitted to probate by the Clerk of Superior Court of Forsyth County, NC on or about December 19, 1975, and devised the herein described property to Elwyn M. White, as Trustee of the Testamentary Trust established therein (reference Forsyth County, NC Estate File No. 75 E 1092).

Said Testamentary Trust was established for the benefit of the wife of Elwyn W. White, Elizabeth B. White (a/k/a Elizabeth Brewer White) during her lifetime. Elizabeth B. White died on or about December 2, 2002 in Forsyth County, NC (reference Forsyth County, NC Death Certificate Book 0108 at Page 1503). The terms of said Testamentary Trust directed the Trustee to distribute the remainder of the testamentary trust estate in equal shares to Elwyn Madison White (a/k/a Elwyn M. White), Edward W. White (a/k/a Edward Winfield White), and Lois White Hoots (a/k/a Lois W. Hoots) (reference Forsyth County, NC Estate File No. 75 E 1092).

Edward W. White died testate on or about September 15, 2009 in Forsyth County, NC (reference Forsyth County, NC Death Certificate Book 0116 at Page 0777). The Last Will and Testament of Edward W. White, dated September 22, 2000, was admitted to probate by the Clerk of Superior Court of Forsyth County, NC on or about October 2, 2009, and devised Edward W. White's interest as a beneficiary of the above-referenced Testamentary Trust with the residuary of his estate to his daughter, Tracie W. Reed (reference Forsyth County, NC Estate File No. 09 E 1745).

Elwyn M. White, Lois W. Hoots and Tracie W. Reed, join in this conveyance as all of the remainder beneficiaries of the Testamentary Trust Under the Will of Elwyn W. White dated May

30, 1972. Glenda H. White, James W. Hoots, and Phillip M. Reed, the spouses of Elwyn M. White, Lois W. Hoots and Tracie W. Reed respectively, join in this instrument to convey any marital interest they may possess in the subject property to Grantee.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging, to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, and subject to all easements, rights of way, and other encumbrances or restrictions of record.

[Grantor Signatures and Acknowledgements on Following Pages]

[The Remainder of this Page Intentionally Left Blank]

Grantor Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has caused this instrument to be effective as of the day and year first above written.

**THE TESTAMENTARY TRUST
UNDER THE WILL OF ELWYN W. WHITE
DATED MAY 30, 1972**

BY: Elwyn M. White (SEAL)
Elwyn M. White, Trustee

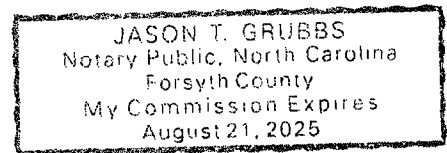
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Jason T. Grubbs, a Notary Public for Forsyth County, State of North Carolina, do hereby certify ELWYN M. WHITE personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the foregoing Testamentary Trust.

Witness my hand and official stamp or seal, this 27th day of May, 2025.

Jason T. Grubbs Notary Public
Jason T. Grubbs Printed Name



My Commission Expires: August 21, 2025

(SEAL)

Grantor Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has caused this instrument to be effective as of the day and year first above written.

Elwyn M. White (SEAL)
ELWYN M. WHITE

Glenda H. White (SEAL)
GLENDA H. WHITE

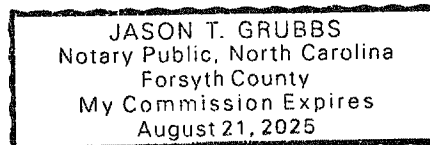
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Jason T. Grubbs, a Notary Public of the County and State aforesaid, certify that ELWYN M. WHITE, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27th day of May, 2025.

Jason T. Grubbs Notary Public
Jason T. Grubbs Printed Name



My Commission Expires: August 21, 2025

(SEAL)

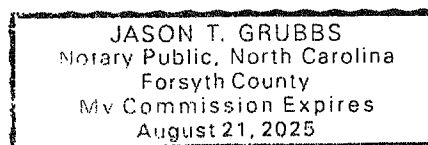
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Jason T. Grubbs, a Notary Public of the County and State aforesaid, certify that GLENDA H. WHITE, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27th day of May, 2025.

Jason T. Grubbs Notary Public
Jason T. Grubbs Printed Name



My Commission Expires: August 21, 2025

(SEAL)

Grantor Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has caused this instrument to be effective as of the day and year first above written.

Lois White Hoots (SEAL)
LOIS WHITE HOOTS

James W. Hoots (SEAL)
JAMES W. HOOTS

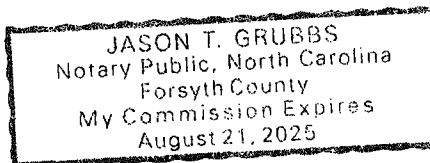
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Jason T. Grubbs, a Notary Public of the County and State aforesaid, certify that LOIS WHITE HOOTS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27th day of May, 2025.

Jason T. Grubbs Notary Public
Jason T. Grubbs Printed Name



My Commission Expires: August 21, 2025

(SEAL)

STATE OF NORTH CAROLINA

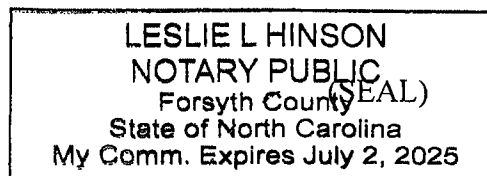
COUNTY OF FORSYTH

I, Leslie L. Hinson, a Notary Public of the County and State aforesaid, certify that JAMES W. HOOTS, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 27 day of May, 2025.

Leslie L. Hinson Notary Public
Leslie L. Hinson Printed Name

My Commission Expires: 7.2.2025



Grantor Signature Page to Special Warranty Deed

IN WITNESS WHEREOF, the Grantor has caused this instrument to be effective as of the day and year first above written.

Tracie W. Reed (SEAL)
TRACIE W. REED

Phillip M. Reed (SEAL)
PHILLIP M. REED

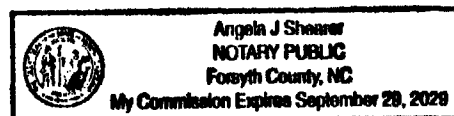
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Angela J. Shearer, a Notary Public of the County and State aforesaid, certify that TRACIE W. REED, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29th day of May, 2025.

Angela J. Shearer Notary Public
Angela J. Shearer Printed Name



My Commission Expires: September 29, 2029

(SEAL)

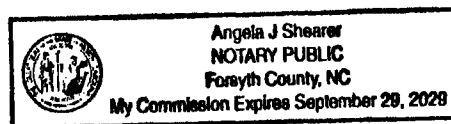
STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Angela J. Shearer, a Notary Public of the County and State aforesaid, certify that PHILLIP M. REED, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 29th day of May, 2025.

Angela J. Shearer Notary Public
Angela J. Shearer Printed Name



My Commission Expires: September 29, 2029

(SEAL)

Exhibit A

Legal Description

BEGINNING at a point in highway No. 311 at intersection of Morris mill road; thence with highway No. 311 South 44 Deg. West 924.0 feet to a point in highway Mrs. Elmer Hammack corner; thence with Hammack line South 56 Deg. 30' East 102.2 feet to an iron stake Hammack corner; thence with Hammack line South 53 Deg. 30' East 1300.0 feet to an iron stake Hammack and Leon Disher corner; thence with Leon Disher line North 55 Deg. East 417.0 feet to a point in Morris mill road; thence with Morris mill road Northwestwardly 1574.5 feet to the BEGINNING; containing 24.60 acres, more or less.