

2025018184 00013

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 05/30/2025 08:25:48 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3866
PG: 384 - 390

NON-WARRANTY DEED

NORTH CAROLINA)
)
 FORSYTH COUNTY)

Drafted by: Cole A. Middleton, Esq.
Allman Spry Leggett Crumpler & Horn, P.A.
380 Knollwood St., Suite 700
Winston-Salem, NC 27103

Return to: Grantee

Excise Tax: NTC

Tax PIN: 6857-48-1540.000

**** NO TITLE SEARCH PERFORMED OR REQUESTED****

This instrument prepared by: Cole A. Middleton, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS NON-WARRANTY DEED made effective as of this 27TH day of May, 2025, by and between:

ELWYN M. WHITE, TRUSTEE OF THE TESTAMENTARY TRUST UNDER THE
WILL OF ELWYN W. WHITE DATED MAY 30, 1972;
ELWYN M. WHITE, individually and wife, GLENDA H. WHITE;
LOIS WHITE HOOTS, and husband, JAMES W. HOOTS; and
TRACIE W. REED, and husband, PHILLIP M. REED
 (collectively hereinafter the “Grantor”)
 having an address of 806 Inland Drive, Kernersville, NC 27284

and

WARD PROPERTY, LLC,
 a North Carolina limited liability company
 (hereinafter the “Grantee”)
 having an address of 720 Park Centre Drive, Suite B, Kernersville, NC 27284

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 good and sufficient consideration, has and by these presents does grant, bargain, transfer, and convey unto the Grantee, all of the Grantor's interest in and to that certain lot or parcel of land 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.

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.

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

[Grantor Signatures and Acknowledgements on Following Pages]

[The Remainder of this Page Intentionally Left Blank]

Grantor Signature Page to Non-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

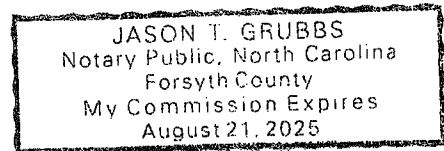
STATE OF NORTH CAROLINA

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 Non-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)

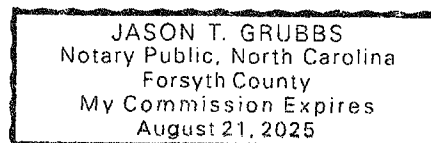
STATE OF NORTH CAROLINA

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 Non-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

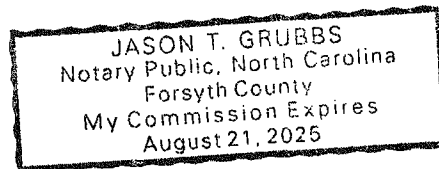
STATE OF NORTH CAROLINA

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

LESLIE L HINSON
NOTARY PUBLIC
Forsyth County
State of North Carolina
My Comm. Expires July 2, 2025

Grantor Signature Page to Non-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

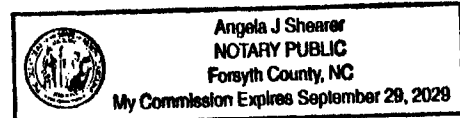
STATE OF NORTH CAROLINA

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)

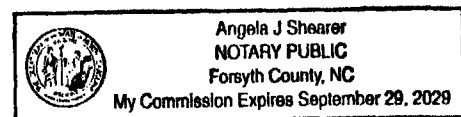
STATE OF NORTH CAROLINA

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 311 (now known as "New Walkertown Road") at intersection of Morris mill road (now known as "Williston Road"); thence with highway 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, including portions of the above-described property within the rights-of-way of highway 311 (now known as "New Walkertown Road") and Morris mill road (now known as "Williston Road").

The above-described property is the same as that described in an instrument recorded in Deed Book 812 at Page 404, in the office of the Register of Deeds of Forsyth County, North Carolina, and is further described as PIN 6857-48-1540.00 on the Forsyth County tax maps as presently constituted, and was previously identified as Block 3237, Lots 10 and 11A on prior Forsyth County tax maps.