

B. Donlavy

REGD FORSYTH

05-05-92

113

NORTH CAROLINA

FORSYTH COUNTY



\$60.00

Real Estate
Excise Tax

COMMISSIONER'S SPECIAL WARRANTY DEED

BK1744 P0843

General Guardian
mu THIS DEED, made this the 30th day of April, 1992, by and between David F. Tamer, Commissioner of the Estate of Carrie L. Cooke, Incompetent, hereinafter called the Grantor, and E & O Management, Inc., a North Carolina Corporation, hereinafter called the Grantee.

WITNESSETH:

Drafted by: David F. Tamer

WHEREAS, Carrie L. Cooke, hereinafter called the Incompetent, on June 6th, 1990, the Court entered an Order in this matter declaring the Incompetent legally unable to manage her own affairs;

WHEREAS, On July 10, 1991, David F. Tamer was appointed the General Guardian of the Incompetent;

WHEREAS, it was determined by the General Guardian that it is in the best interest of the Estate to sell the real property described below to obtain funds for the payment of expenses of the Incompetent.

WHEREAS, Article 14 of Chapter 35A of the North Carolina General Statutes authorizes the Guardian of an Incompetent's estate to sell certain real property of the estate;

WHEREAS, under and by virtue of the Order entered on March 26, 1991, by the Honorable Jean Shuping, Assistant Clerk of the Superior Court of Forsyth County, pursuant to the Special Proceeding, 91 SP 253, to sell real property to create assets to pay debts arising from the medical care of the Incompetent who is currently under the residential medical care at the Oaks at Forsyth, Winston-Salem, North Carolina, the General Guardian was authorized to offer for sale and sell at public auction to the highest and last bidder for cash.

WHEREAS, The Honorable William W. Wood, Resident Superior Judge for the 21st Judicial District, having heard the Guardian's verified petition for an Order to Confirm the Sale of said property, entered said Order on or about April 10, 1992 pursuant to Article 29A, Chapter 1, Section 1.336.28 confirming the sale of the real property of the estate of the Incompetent.

NOW THEREFORE, Grantor, for and in consideration of the sum of \$29,700.00 to him paid by the Grantee, does give, bargain, sell and convey unto Grantee, his heirs and

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assigns, in fee simple, the following described property located in Forsyth County, North Carolina:

BEGINNING at an iron stake in the EAST margin of a new road approximately 336 feet North, 35 minutes West from the intersection of Beach Road and Plemmons Road, and run thence with the East margin of said road North 35 degrees 35 minutes West 100 feet to an iron stake; thence on the new lines with said J. Harvey Beeson the three following courses and distances: North 54 degrees 25 minutes East 200 feet; South 35 degrees 35 minutes East 100 feet; South 54 degrees 35 minutes West 200 feet to the place of the beginning. This being the same property described in Deed Book 744 at Page 285.

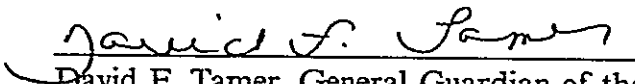
Being in all respects the same tract of land being known and identified as Block 3217, Lot 011H in the records of the Forsyth County Tax Collector.

The above described property was acquired by the Incompetent pursuant to rights of survivorship to her late husband Samuel M. Cooke under a deed recorded in Book 762, Page 55, Forsyth County Registry.

This conveyance is made subject to easement, right of way and restrictive covenants of record, if any, and to ad valorem taxes for the current year which shall be prorated at the time of closing. Further, Grantor as Guardian of the Estate of the Incompetent, does covenant that the said property has not placed or suffered to be placed any presently existing lien or encumbrance on said property, and that said party will warrant and defend title to the same against the lawful claim of all persons claiming by, through, under or on account of Grantor, as Guardian of the Estate of the Incompetent, insofar as it is the said party's duty to do so by virtue of said party's office as Guardian as aforesaid, and no further. And Grantor covenants with Grantee that the 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 (except for the exceptions stated above) and no further.

TO HAVE AND TO HOLD, the above described, with all appurtenance thereunto belonging unto Grantee, his heir and/or successor or assigns in fee simple.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year first above written.

 (SEAL)
David F. Tamer, General Guardian of the
Estate of Carrie L. Cooke, Incompetent.

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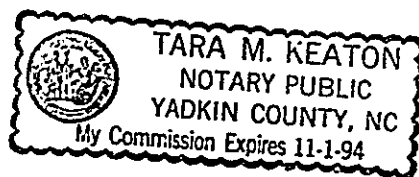
I, Tara M. Keaton, a Notary Public, do hereby certify that David F. Tamer, General Guardian Estate of Carrie L. Cooke, Incompetent, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and official seal this the 30th day of April, 1992.

Tara M. Keaton
Notary Public

My Commission Expires:

11-1-94



(NOTARIAL SEAL)

STATE OF NORTH CAROLINA—Forsyth County

PRESENTED FOR
REGISTRATION
The foregoing (or annexed) certificate of Tara M. Keaton, NP Yadkin Co.
AND RECEIVED (here give name and official title of the officer signing the certificate passed upon)

is (are) certified to be correct. This the 30th day of May, 1992.
92 MAY -5 P4:34

L. E. SPEAS
REGISTER OF DEEDS
FORSYTH CO. N.C. By Jeri Stagner

Deputy Assistant

Probate and Filing Fee \$ 10.00 paid. OK