



2009031826 00199

FORSYTH CO, NC FEE \$17.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

07-16-2009 03:49:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTY

BK: RE 2902

PG: 3709-3710

Mail after recording to: Box 36

This instrument was prepared by: Julian P. Robb, Attorney. Deed preparation only – no title opinion rendered.

Permanent Address of Grantee: 1329 Delmont Drive, Kernersville, NC 27284

NORTH CAROLINA

FORSYTH COUNTY

TRUSTEE'S SPECIAL WARRANTY DEED

THIS TRUSTEE'S SPECIAL WARRANTY DEED is made this 16 day of July, 2009, by and between CHERYL G. COTTINGHAM and COWLES LIIPFERT, Trustees of the W. Allen Green Living Trust under Agreement dated August 21, 1995 (hereinafter collectively referred to as "Grantor"); and TERRY A. GREEN, RICHARD A. GREEN, STEVEN C. GREEN and CHERYL G. COTTINGHAM, as tenants in common (hereinafter referred to as "Grantee").

WITNESSETH:

WHEREAS, by Deed dated June 19, 1952 and recorded in Book 653, Page 65 of the Forsyth County Registry, W. Allen Green and wife, Maxine Crane Green, acquired title to the real property located at 251 Hedgecock Avenue in Winston-Salem, North Carolina (the "Subject Real Property"), which Subject Real Property is more particularly described below; and

WHEREAS, Maxine Crane Green died November 1994 and, since Maxine Crane Green and W. Allen Green held title to the Subject Real Property as tenants by the entirety, title to the Subject Real Property vested solely in the name of W. Allen Green by operation of law upon the death of Maxine Crane Green; and

WHEREAS, W. Allen Green died on October 6, 2008, and the Last Will and Testament of W. Allen Green (hereinafter the Will) was duly probated and recorded in the Office of the Clerk of Court of Forsyth County, North Carolina, in Estate File Number 09 E 188; and

WHEREAS, Article IV of the Will devised the residuary estate of W. Allen Green, of which residuary estate the Subject Real Property was a part, to the trustees of the W. Allen Green Living Trust under Agreement dated August 21, 1995; and

WHEREAS, Article III of the Trust required that, upon the death of W. Allen Green, the Trustees of the Trust distribute all property then constituting the Trust, of which property the Subject Real Property was a part, to Grantee in four (4) equal shares.

NOW, THEREFORE, the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell, and convey unto the Grantee in fee simple all of Grantor's right, title and interest in and to that property located in Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at the southwest corner of Lot No. 20, running south 201.7 feet; thence East 298.6 feet; thence north 194.7 feet; thence west 301 feet to the southwest corner of Lot No. 20, the place of BEGINNING. Being known and designated as Lot No. 21 of the W. M. Hedgecock Development, recorded in the Office of the Register of Deeds of Forsyth County, Plat Book 3, page 81.

The above-described property was acquired by Grantor by devise under Will of W. Allen Green (see Forsyth County Estate File No. 09 E 188). See also the deed recorded in Book 653, Page 65, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to it to the Grantee, in fee simple.

And Grantor covenants with 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, other than the exceptions stated below.

Title to the property hereinabove described is subject to the following exceptions:

1. Ad valorem taxes for 2009; and
2. All other applicable restrictions, easements, rights-of-way and covenants of record.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and the singular shall include the plural and the masculine shall include the feminine or the neuter as required by context.

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

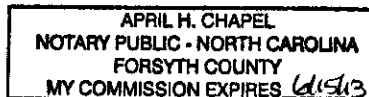
Cheryl G. Cottingham (SEAL)
Cheryl G. Cottingham, Trustee of the
W. Allen Green Living Trust under
Agreement dated August 21, 1995

Cowles Liipfert (SEAL)
Cowles Liipfert, Trustee of the W.
Allen Green Living Trust under
Agreement dated August 21, 1995

State of North Carolina
County of Forsyth

I, April H. Chapel, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Cheryl G. Cottingham, Trustee of the W. Allen Green Living Trust under Agreement dated August 21, 1995, either being personally known to me or ~~proven by satisfactory evidence (said evidence being _____)~~, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by she for the purposes therein stated. Witness my hand and Notarial stamp or seal this 16 day of July, 2009.

April H. Chapel
Notary Public
Name: April H. Chapel
My Commission Expires: 6/15/2013



State of North Carolina
County of Forsyth

I, April H. Chapel, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Cowles Liipfert, Trustee of the W. Allen Green Living Trust under Agreement dated August 21, 1995, either being personally known to me or ~~proven by satisfactory evidence (said evidence being _____)~~, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by she for the purposes therein stated. Witness my hand and Notarial stamp or seal this 16 day of July, 2009.

April H. Chapel
Notary Public
Name: April H. Chapel
My Commission Expires: 6/15/2013

