

2019046075 00229

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$870.00

PRESENTED & RECORDED

11/14/2019 04:33:23 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3493

PG: 880 - 888

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$870.00

Parcel Identifier No.: 6807-54-7702.00 (Block 6251, Lot 004)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 3856 Cedarfield Place Court, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: 3856 Cedarfield Court

THIS DEED, made this the 14th day of November, 2019, by and between **Jeffrey Dale McCroskey, Craig Alan McCroskey, and Donna Jo McCroskey, Trustees of the V. Donald McCroskey Trust UA dated July 26, 2002;** and **Craig Alan McCroskey, as Executor of the Estate of V. Donald McCroskey** (mailing address: 1845 Philpott Drive, Bassett, VA 24055), hereinafter referred to as **Grantor**; and, **Jon Taylor Golenbiewski and wife, Elizabeth Woodland Mumaw** (mailing address: 3856 Cedarfield Place Court, Winston-Salem, NC 27106), hereinafter referred to as **Grantee**.

WITNESSETH:

WHEREAS, V. Donald McCroskey (hereinafter referred to as the "Decedent") died on April 6, 2019 seized of the real property described below in fee simple, and the Last Will and Testament of the Decedent has been duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 19 E 1616; and,

WHEREAS, Item V of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will") appointed the Decedent's three children as Co-Executors of the Estate, two of whom renounced the right to act as such, and with Craig Alan McCroskey having so qualified; and,

WHEREAS, Item III of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to V. Donald McCroskey Trust Under Agreement dated July 26, 2002, a certification of such trust is attached hereto as Exhibit A; and,

WHEREAS, notice to creditors of the estate was published as required by NCGS 28A-14-1.

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 that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Tract 1:

BEGINNING at an existing iron pipe, said iron pipe being the Northeast corner of Lot 4, Cedarfield Place, Plat Book 36, Page 25, Forsyth County Registry; running thence on a new line South 85° 07' 42" East 100.32 feet to a new iron pipe; running thence on a new line South 00° 17' 30" East 145.64 feet to a new pipe; running thence North 81° 59' 13" West 101.05 feet to an existing iron pipe the, Southeast corner of said Lot 4; running thence with the East line of said Lot 4 North 00° 15' 38" 140.07 feet to an iron pipe, the point and place of BEGINNING, and being a Western portion of Tax Lot 68B, Tax Block 3471, Forsyth County Tax Maps as presently constituted.

THIS CONVEYANCE IS MADE SUBJECT to the following restriction:

A 25 -foot strip along the Easternmost line of the above-conveyed property shall remain in its natural state as a buffer zone for a period of 35 years (from the date of recording of the deed recorded in Book 1917, Page 1169, Forsyth County Registry).

Tract 2:

BEING all of Lot No. 4 of "Cedarfield Place" - Section One, a plat of which is duly recorded in Plat Book 36, Page 25, Forsyth County Registry. Reference to said plat is hereby made for a more complete and accurate description. For reference see Forsyth County Tax Lot 68, Block 3471.

This conveyance is made subject to those restrictions as set out in Book 1756, Page 0660, Forsyth County Registry.

Property Address: 3856 Cedarfield Place Court, Winston-Salem, NC 27106


The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by the Decedent by instruments recorded in Book 1917, Page 1169, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (19 E 1616).

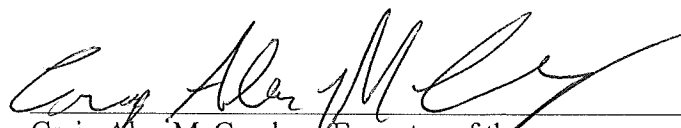
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantors have duly executed the foregoing as of the day and year first above written.

 (SEAL)
Craig Alan McCroskey, Trustee of the
V. Donald McCroskey Trust UA dated July 26, 2002

NICOLE JARRETT
Notary Public - North Carolina
Forsyth County
My Commission Expires April 1, 2024

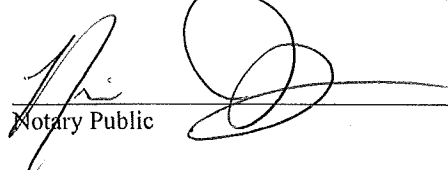
 (SEAL)
Craig Alan McCroskey, Executor of the
Estate of V. Donald McCroskey

NICOLE JARRETT
Notary Public - North Carolina
Forsyth County
My Commission Expires April 1, 2024

State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Craig Alan McCroskey, as Trustee of the V. Donald McCroskey Trust UA dated July 26, 2002, and as Executor of the Estate of V. Donald McCroskey.**

Date: 11/09/2019


Notary Public

Nicole Jarrett
printed or typed name of notary public

My Commission Expires: April 1, 2024

Jeffrey Dale McCroskey
Jeffrey Dale McCroskey (SEAL)
 Jeffrey Dale McCroskey, Trustee of the
 V. Donald McCroskey Trust UA dated July 26, 2002

State of VA, County of VIRGINIA BEACH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:
Jeffrey Dale McCroskey, Trustee of the V. Donald McCroskey Trust UA dated July 26, 2002.

Date: 11-08-2019

Ewelina Kucharski
 Notary Public

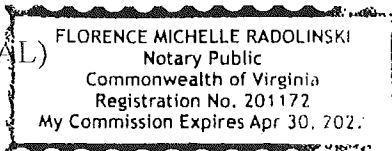
EWELINA KUCHARSKI
 printed or typed name of notary public

My Commission Expires: 06-30-2022

**EWELINA KUCHARSKI
 NOTARY PUBLIC
 REG. #7796978
 COMMONWEALTH OF VIRGINIA
 MY COMMISSION EXPIRES JUNE 30, 2022**

Donna Jo McCroskey
Donna Jo McCroskey, Trustee of the
V. Donald McCroskey Trust UA dated July 26, 2002

(SEAL)



State of VA, County of Hanover

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:
Donna Jo McCroskey, Trustee of the V. Donald McCroskey Trust UA dated July 26, 2002.

Date: 11-7-2019

F. Michelle Radolinski
Notary Public

F. Michelle Radolinski
printed or typed name of notary public

My Commission Expires: April 30, 2022

Certification of Trust for The V. Donald McCroskey Trust UA dtd 7/26/2002

Under North Carolina General Statutes § 36C-10-1013, this Certification of Trust is signed by the currently acting Trustees of The V. Donald McCroskey Trust UA dtd 7/26/2002, who declare as follows:

1. The V. Donald McCroskey Trust (the "Trust") was established under a revocable trust agreement between V. Donald McCroskey as Grantor and V. Donald McCroskey as Trustee. V. Donald McCroskey died on April 6, 2019. The Trust is now irrevocable.
2. The Trustees of the Trust are Jeffrey Dale McCroskey, Craig Alan McCroskey and Donna Jo McCroskey.
3. The tax identification number of the trust will be provided upon request to the Trustees.
4. Title to assets held in the trust shall be titled as:

Jeffrey Dale McCroskey, Craig Alan McCroskey, and
Donna Jo McCroskey, Trustees of the V. Donald
McCroskey Trust UA dtd 7/26/2002.
5. An alternative description will be effective to title assets in the name of the trust or to designate the trust as a beneficiary if the description includes the name of at least one initial or successor Trustee, any reference indicating that property is being held in a fiduciary capacity, and the date of the trust agreement.

- 6. The Trust agreement provides that the Trustees may act by majority action. The Trust agreement provides that the Trustees have all of the powers set forth in N.C. Gen. Stat. § 32-27. Excerpts from the trust document that establish the Trust, designate the Trustees and set forth the powers of the Trustees will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real and personal property interests.
- 7. The trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

November 8, 2019.

V. Donald McCroskey Trust

By: Jeffrey Dale McCroskey
Jeffrey Dale McCroskey, Trustee

STATE OF VA)
)
COUNTY OF VIRGINIA BEACH)

I certify that the following persons appeared before me this day acknowledging to me that he signed the foregoing document: Jeffrey Dale McCroskey, Trustee.

Date: 11-08-2019.

(Official Seal)

Ewelina Kucharski
Notary Public
My commission expires: 06-30-2022

**EWELINA KUCHARSKI
NOTARY PUBLIC
REG. #7796978
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2022**

V. Donald McCroskey Trust

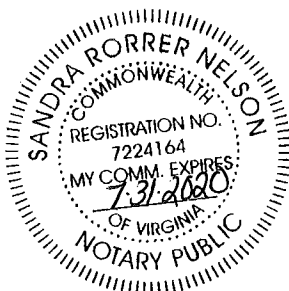
By: *Craig Alan McCroskey*
Craig Alan McCroskey, Trustee

STATE OF VIRGINIA)
)
COUNTY OF HENRY)

I certify that the following persons appeared before me this day acknowledging to me that he signed the foregoing document: Craig Alan McCroskey, Trustee.

Date: 11-7-2019.

(Official Seal)



Sandra Rorrer Nelson
Notary Public
My commission expires: 7-31-2020

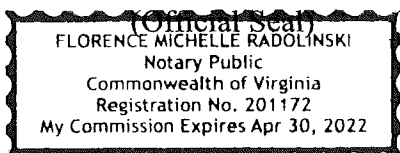
V. Donald McCroskey Trust

By: Donna Jo McCroskey
Donna Jo McCroskey, Trustee

STATE OF VA)
)
COUNTY OF Hanover)

I certify that the following persons appeared before me this day acknowledging to me that she signed the foregoing document: Donna Jo McCroskey, Trustee.

Date: 11-6-2019.



Florence Michelle Radolinski
Notary Public
My commission expires: 4-30-2022