

or parcel of land situated in Clay Township, Guilford County, North Carolina, and more particularly described as follows:

See Exhibit A

Grantor makes this conveyance pursuant to the authority granted under the Last Will and Testament of **SHIRLEY HILL SMITH** on file with the Clerk of Superior Court of Guilford County, NC, and designated as File No. 17 E 2915 **AND** with the consent of all of the Beneficiaries under said Will. Said beneficiaries have executed a Consent Agreement which is attached hereto as Exhibit B and incorporated into this conveyance.

TO HAVE AND TO HOLD the aforesaid tract of land and all privileges and appurtenances thereto belonging to the **GRANTEES**, their heirs and assigns forever, in as full and ample manner as the said **GRANTOR**, as Executor of the Estate of **SHIRLEY HILL SMITH** as aforesaid, is authorized and empowered to convey the same.

This conveyance is not a conveyance of a principal residence.

This conveyance is made subject to:

Ad valorem taxes, easements and restrictions of record, if any.

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

JAN ELISE SMITH SEBASTIAN (SEAL)
JAN ELISE SMITH SEBASTIAN, Executor of
the Estate of **SHIRLEY HILL SMITH**, deceased

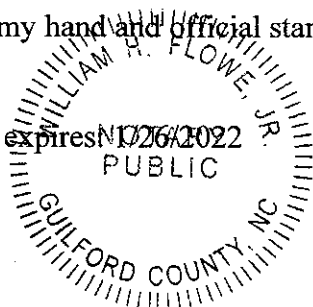
NORTH CAROLINA

RANDOLPH COUNTY

I, William H. Flowe, Jr., a Notary Public of the County and State aforesaid, certify that **JAN ELISE SMITH SEBASTIAN**, Executor of the Estate of **SHIRLEY HILL SMITH**, deceased, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 3rd day of December, 2018.

My commission expires 12/26/2022



[Signature]
Notary Public

EXHIBIT A**CLAY TOWNSHIP****GUILFORD COUNTY**

BEGINNING at a point in the centerline of N.C. State Road No. 3088 (also known as Old Julian Road), a corner with Robert J. Comito, Jr., said point also being located North 40 degrees 46 minutes 21 seconds West 32.41 feet from a new iron pipe which is located in the southeastern right of way line of N.C. State Road No. 3088; thence from the point and place of beginning and along the centerline of N.C. State Road No. 3088 North 26 degrees 57 minutes 27 seconds East 618.18 feet to a point, a corner with Anna Lee Smith Arrington; thence with the line of Anna Lee Smith Arrington South 48 degrees 18 minutes 35 seconds East the following distances: 31.00 feet to a new iron pipe located in the southeastern right of way line of N.C. State Road No. 3088; 411.59 feet to a new iron pipe; 373.38 feet to a new iron pipe; 221.94 feet to a new iron pipe; thence continuing with the line of Anna Lee Smith Arrington North 89 degrees 36 minutes 19 seconds East 184.64 feet to a new iron pipe in the line of the Connie A. Woodard Estate; thence with the line of the Connie A. Woodard Estate South 28 degrees 12 minutes 01 second West 274.24 feet to a new iron pipe in the line of Hubert T. Horne; thence with the line of Horne in part and Tommy N. Parham in part North 83 degrees 25 minutes 39 seconds West 550.99 feet to an existing iron pipe, a corner of Parham and Charles J. Fields; thence with the line of Fields North 83 degrees 28 minutes 59 seconds West 329.49 feet to a 36 inch white oak, a common corner of Fields, Maude M. Boozer, and Robert J. Comito, Jr.; thence with the line of Comito North 40 degrees 46 minutes 21 seconds West the following distances: 262.26 feet to a new iron pipe; 100.43 feet to a new iron pipe located in the southeastern right of way line of N.C. State Road No. 3088; 32.41 feet to the point and place of BEGINNING, containing 13.42 acres, more or less.

The foregoing description is in accordance with a survey for Flossie S. Wilson by G. Thomas Moore, R.L.S., Liberty, North Carolina, dated June 2, 1986.

SAVE AND EXCEPT that certain tract or parcel shown as Lot 1, consisting of 1.899 acres, more or less, as shown on a survey recorded at Plat Book 140, Page 98, Guilford County Registry.

Exhibit B

NORTH CAROLINA

GUILFORD COUNTY

THIS CONSENT AGREEMENT entered into this the 19 day of ~~September~~^{November}, 2018, by and between **KALAN DOUGLAS SMITH, AND VICKY LYNN SMITH HAYES**, hereinafter referred to as "BENFICIARIES", AND

JAN ELISE SMITH SEBASTIAN, hereinafter referred to as "Executor"

WITNESSETH

WHEREAS, EXECUTOR is the duly qualified and acting Executor of the Last Will and Testament of **SHIRLEY HILL SMITH**, said Estate being administered in the Office of the Clerk of Superior Court of Guilford County, designated as File 17 E 2915, and

WHEREAS the Will directs the Executor to sell all of the real property owned by Shirley Hill Smith; and

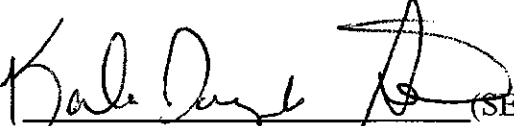
WHEREAS, BENEFICIARIES have agreed that it is in the best interest of the Estate to accept the offer of **JAN ELSIE SMITH SEBASTIAN** to receive a certain 11.45 acre tract as a portion of her Distribution from the Estate;

Now, Therefore, the **BENEFICIARIES** agree and consent to the following:

1. **Executor** is authorized and directed to convey to **JAN ELSIE SMITH SEBASTIAN** that certain 11.45 acre tract as described as Guilford County Tax PIN 8719081310 and that portion of property remaining in the tract described in Deed Book 4297, Page 1019 , Guilford County Registry. This distribution shall have a value of \$60,000.00.

2. Beneficiaries consent to this conveyance and agree in all respects with this transfer as complying with the terms of the Will of Shirley Hill Smith.

3. Beneficiaries agree that this agreement shall be attached to and become a part of the conveyance to Jan Elsie Smith Sebastian.

 (SEAL)
KALAN DOUGLAS SMITH

Seal-Stamp

STATE OF NORTH CAROLINA COUNTY OF Wake

I, Andrew L. Crook, a Notary Public of the County and State aforesaid, certify that **KALAN DOUGLAS SMITH**, personally appeared before me this day and acknowledged the due execution of the foregoing Consent Agreement as his free and voluntary act.

Witness my hand and official stamp or seal, this the 14 day of November, 2018.

My commission expires:
24 Feb 2021


Notary Public

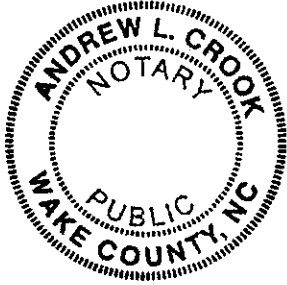


Exhibit B

NORTH CAROLINA

GUILFORD COUNTY

THIS CONSENT AGREEMENT entered into this the 19th day of ~~September~~ ^{November}, 2018, by and between **KALAN DOUGLAS SMITH, AND VICKY LYNN SMITH HAYES**, hereinafter referred to as "BENFICIARIES", AND

JAN ELISE SMITH SEBASTIAN, hereinafter referred to as "Executor"

WITNESSETH

WHEREAS, EXECUTOR is the duly qualified and acting Executor of the Last Will and Testament of **SHIRLEY HILL SMITH**, said Estate being administered in the Office of the Clerk of Superior Court of Guilford County, designated as File 17 E 2915, and

WHEREAS the Will directs the Executor to sell all of the real property owned by Shirley Hill Smith; and

WHEREAS, BENEFICIARIES have agreed that it is in the best interest of the Estate to accept the offer of **JAN ELSIE SMITH SEBASTIAN** to receive a certain 11.45 acre tract as a portion of her Distribution from the Estate;

Now, Therefore, the **BENEFICIARIES** agree and consent to the following:

1. **Executor** is authorized and directed to convey to **JAN ELSIE SMITH SEBASTIAN** that certain 11.45 acre tract as described as Guilford County Tax PIN 8719081310 and that portion of property remaining in the tract described in Deed Book 4297, Page 1019 , Guilford County Registry. This distribution shall have a value of \$60,000.00.

2. Beneficiaries consent to this conveyance and agree in all respects with this transfer as complying with the terms of the Will of Shirley Hill Smith.

3. Beneficiaries agree that this agreement shall be attached to and become a part of the conveyance to Jan Elsie Smith Sebastian.

Vicky Lynn Smith Hayes (SEAL)
VICKY LYNN SMITH HAYES



STATE OF SOUTH CAROLINA COUNTY OF Horry

I, Candace Weaver, a Notary Public of the County and State aforesaid, certify that **VICKY LYNN SMITH HAYES**, personally appeared before me this day and acknowledged the due execution of the foregoing Consent Agreement as her free and voluntary act.

Witness my hand and official stamp or seal, this the 19th day of November, 2018.

My commission expires:

02/23/2025

Candace Weaver
Notary Public

Exhibit B

NORTH CAROLINA

GUILFORD COUNTY

THIS CONSENT AGREEMENT entered into this the 3rd day of ~~September~~ ^{December}, 2018, by and between **KALAN DOUGLAS SMITH, AND VICKY LYNN SMITH HAYES**, hereinafter referred to as "BENFICIARIES", AND

JAN ELISE SMITH SEBASTIAN, hereinafter referred to as "Executor"

WITNESSETH

WHEREAS, EXECUTOR is the duly qualified and acting Executor of the Last Will and Testament of **SHIRLEY HILL SMITH**, said Estate being administered in the Office of the Clerk of Superior Court of Guilford County, designated as File 17 E 2915, and

WHEREAS the Will directs the Executor to sell all of the real property owned by Shirley Hill Smith; and

WHEREAS, BENEFICIARIES have agreed that it is in the best interest of the Estate to accept the offer of **JAN ELSIE SMITH SEBASTIAN** to receive a certain 11.45 acre tract as a portion of her Distribution from the Estate;

Now, Therefore, the **BENEFICIARIES** agree and consent to the following:

1. **Executor** is authorized and directed to convey to **JAN ELSIE SMITH SEBASTIAN** that certain 11.45 acre tract as described as Guilford County Tax PIN 8719081310 and that portion of property remaining in the tract described in Deed Book 4297, Page 1019 , Guilford County Registry. This distribution shall have a value of \$60,000.00.

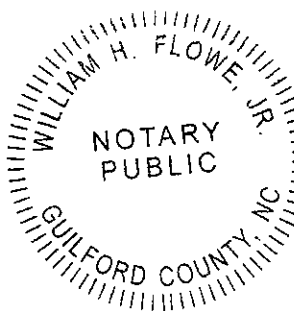
2. Beneficiaries consent to this conveyance and agree in all respects with this transfer as complying with the terms of the Will of Shirley Hill Smith.

3. Beneficiaries agree that this agreement shall be attached to and become a part of the conveyance to Jan Elsie Smith Sebastian.

Jan Elise Smith Sebastian (SEAL)
JAN ELISE SMITH SEBASTIAN

Seal-Stamp

STATE OF NORTH CAROLINA COUNTY OF Randolph



I, William H. Flowe, Jr., a Notary Public of the County and State aforesaid, certify that JAN ELISE SMITH SEBASTIAN, personally appeared before me this day and acknowledged the due execution of the foregoing Consent Agreement as her free and voluntary act.

Witness my hand and official stamp or seal, this the 3rd day of ~~November~~, 2018.
December

My commission expires:
01/26/2022

[Signature]
Notary Public