

NO OPINION OF TITLE IS EXPRESSED OR IMPLIED

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00

Parcel Identifier No: 4730-75-7768

Mail after recording to: Bradley G. Speer, Trustee, P. O. Box 1068, Statesville, NC 28687.

This instrument was prepared by: Robert N. Crosswhite, Attorney At Law, 239 E. Broad Street, Statesville, NC 28677.

Brief Description for the index

Lot 122 Falls Cove

THIS DEED made this 19th day of September, 2022, by and between

GRANTOR	GRANTEE
Bradley G. Speer, Trustee of the Patricia L. Farmer Revocable Trust dated April 12, 2011 and restated December 17, 2013 PO Box 1068 Statesville, NC 28687	Bradley G. Speer, Trustee of the Patricia L. Farmer Family Trust dated October 27, 2021 PO Box 1068 Statesville, NC 28687
The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.	

WITNESSETH, that 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 IREDELL County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

All or a portion of the property herein conveyed includes or does not include the primary residence of Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1968 Page 2466 in the Iredell County Registry. See also Iredell County Clerk of Court File Number 21 E 1375.

Patricia L. Famer died October 27, 2021, in Iredell County, N.C. See also Iredell County Clerk of Court File Number 21 E 1375.

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:

- 1. Easements and rights of way of record.
- 2. Restrictions as of record.
- 3. Year 2022 Ad Valorem Taxes which the Grantee(s) assume(s) and agree(s) to pay.

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

Bradley G. Speer (Seal)
Bradley G. Speer, Trustee

NORTH CAROLINA, IREDELL COUNTY;

I certify, BRADLEY G. SPEER, TRUSTEE OF THE PATRICIA L. FARMER REVOCABLE TRUST, DATED DECEMBER 17, 2013, personally appeared before me this day, and I have seen satisfactory evidence of the principal(s)' identity, by a current state or federal identification with the principal(s)' photograph in the form of a NC Driver's License; the principal being duly sworn, did acknowledge the position set forth and the name of the Trust was subscribed thereto by BRADLEY G. SPEER, TRUSTEE OF THE PARTICIA L. FARMER REVOCABLE TRUST, DATED DECEMBER 17, 2013, all by order of the Trustee of the Trust, and that the foregoing instrument is the act and deed of the Trust.

Witness my hand and official stamp or seal, this 19th day of December, 2022.

Carla R. Stule Notary Public

My Commission Expires: 12/12/2022

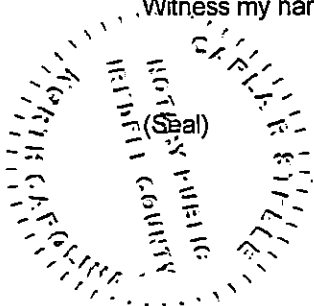


EXHIBIT A

BEING ALL OF Lot 122 of Falls Cove Subdivision, as the same is platted, planned and recorded in Plat Book 52 at Page 49, in the Office of the Register of Deeds for Iredell County, North Carolina.

Parcel: 4730-75-7768

Also known as: 178 Ashmore Circle, Troutman, NC 28166

Back Deed Reference: Book 1968, Page 2466, Iredell County Registry and 21 E 1375, Iredell County Clerk of Court

Certification of Trust for the Patricia L. Farmer Family Trust dated October 27, 2021

Pursuant to N.C.G.S. 36C-10-1013, this Certification of Trust is signed by the Trustee of the Patricia L. Farmer Family Trust dated October 27, 2021, who declares:

1. The Grantor of the trust is Patricia L. Farmer. Grantor, Patricia L. Farmer, died October 27, 2021. The Patricia L. Farmer Family Trust is a subtrust of the Patricia L. Farmer Revocable Trust dated April 12, 2011 and restated December 17, 2013, and was created upon the death of Patricia L. Farmer. See also Estate File 21 E 1375, Iredell County Clerk of Court. The trust is irrevocable.
2. The named Trustee of the trust is Bradley G. Speer.
3. Title to assets held in the trust will be titled as:
Bradley G. Speer, Trustee of the Patricia L. Farmer Family Trust dated October 27, 2021.
4. 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.
5. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee 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.
6. 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.



Bradley G. Speer, Trustee

**Certification of Trust for the
Patricia L. Farmer Revocable Trust
dated April 12, 2011 and restated December 17, 2013**

Pursuant to N.C.G.S. 36C-10-1013, this Certification of Trust is signed by the Trustee of the Patricia L. Farmer Revocable Trust dated April 12, 2011 and restated December 17, 2013, who declare:

1. The Grantor of the trust is Patricia L. Farmer. Grantor, Patricia L. Farmer, died October 27, 2021. The trust is now irrevocable.
2. The named Successor Trustee of the trust is Bradley G. Speer.
3. Title to assets held in the trust will be titled as:
Bradley G. Speer, Trustee of the Patricia L. Farmer Revocable Trust dated April 12, 2011 and restated December 17, 2013.
4. 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.
5. Excerpts from the trust document that establish the trust, designate the Trustee, and set forth the powers of the Trustee 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.
6. 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.



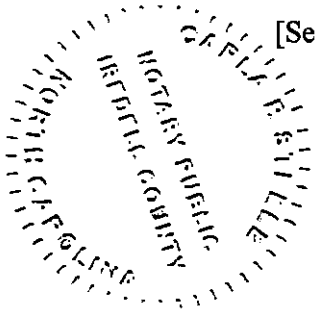
Bradley G. Speer, Trustee

STATE OF NORTH CAROLINA)
) ss.
COUNTY OF Iredell)

I certify that Bradley G. Speer, Successor Trustee, personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a ___ Driver's License; the principal acknowledging to me that ~~he~~^{she} voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official stamp or seal, this 19th day of September, 2022.

[Seal]



Carla R. Stue

Carla R Stue, Notary Public
My commission expires: 12/12/2022