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FILED Deborah B. Brooks
Register of Deeds, Orange Co., NC
Recording Fee: \$25.00
NC Real Estate TX: \$808.00

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Prepared by: Linnie W. Causey, Attorney at Law, 100 Europa Drive, Ste. 180, Chapel Hill, NC 27517

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Return to: Grantee, 68 Oakwood Drive, Chapel Hill, NC 27514

Rev. Stamps \$ 808.00

PIN: 9798-39-7599 WPC

**STATE OF NORTH CAROLINA
TRUSTEE'S DEED
COUNTY OF ORANGE**

THIS DEED, made this 14th day of July, 2011, by LARRY H. ROCAMORA as TRUSTEE of THELMA V. LLOYD REVOCABLE TRUST Under Agreement dated 06/03/05, and as referenced in Article I, B of the Will of Thelma V. Lloyd, (hereinafter referred to as "Grantor,"); to TABITHA L. SPENCER and husband, JAMES DAVID SPENCER, (hereinafter referred to as "Grantees,");

WITNESSETH

WHEREAS, THELMA V. LLOYD, (the "Decedent") died testate on March 6, 2010, and her Will has been duly admitted to probate in the Superior Court of Orange County, North Carolina, and appears, together with the probate proceedings therein, in the Office of the Clerk of Superior Court, Orange County, North Carolina in Estate File No. 10 E 155, to which reference is hereby made; and,

WHEREAS, the Grantor, Larry H. Rocamora is qualified to serve as Trustee under the terms of the Thelma V. Lloyd Revocable Trust under agreement dated June 3, 2005 (the "Trust") as referenced herein, and as referenced in Article I, B of the Will of Thelma V. Lloyd ; and,

WHEREAS, the hereinafter described real property constituted a part of the estate of the Decedent; and, under the provisions of the Will, the residue of the estate of Thelma V. Lloyd passed to the Trust. Under North Carolina law, title to real property vests immediately upon death in the beneficiaries. Therefore, as of the death of Thelma V. Lloyd, the herein described

real property passed to the Trustee of the Trust and is subject to sale by the Trustee under the provision of the Trust; and,

WHEREAS, the Grantor desires to sell the real property described below to Grantees;

NOW, THEREFORE, in consideration of the sum of Ten and no/100s Dollars (\$10.00), the Grantor, acting as Trustee, for the purpose of conveying title to the hereinafter described real property to the Grantee, has granted, sold and conveyed, and by these presents does grant, sell and convey unto the Grantees, and their heirs and assigns, the premises in Orange County, North Carolina, described as follows:

BEING ALL OF LOTS 68 AND 70, OAKWOOD DEVELOPMENT, PER PLAT BOOK 4, PAGE 94, ORANGE COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAME;
PIN: 9798-39-7599


TO HAVE AND TO HOLD the aforesaid tract or parcel of land, and all privileges and appurtenances thereunto belonging to the said Grantee, and her heirs, successors, and assigns forever.

And the said Grantor does covenant that he has done nothing since becoming Trustee to impair or injuriously affect title to the aforesaid lot or parcel of land and that they have not placed or suffered to be placed any presently existing liens or encumbrances on said premises held by him as Trustee, and that he will warrant and defend the title to the same against the lawful claims of persons claiming by, through, under, or on account of Grantor, as Trustee, but no further. This conveyance is expressly subject to those conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof, and ad valorem taxes for the year 2011, which shall be prorated to date of closing.

(The remainder of this page left intentionally blank)



IN WITNESS WHEREOF, Larry H. Rocamora, as Trustee has hereunto set his hand and seal, the day and year first above written.

 (SEAL)
LARRY H. ROCAMORA, as Trustee of Thelma V. Lloyd
Revocable Trust under Agreement dated 06/03/05

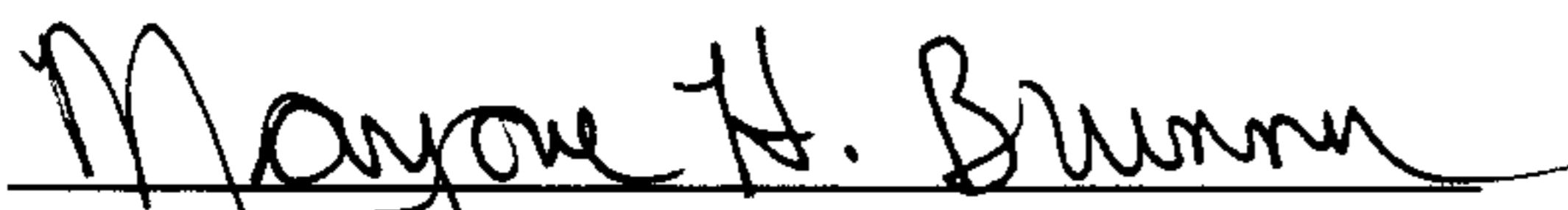
STATE OF NORTH CAROLINA

COUNTY OF DURHAM

I, Marjorie H. Brunner a Notary Public of Wake County, State of North Carolina, do hereby certify that the following person personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

LARRY H. ROCAMORA, Trustee

Witness my hand and official stamp and seal, this 14th day of July, 2011.


Notary Public

