

BK: CRP I-42  
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01-26-2023  
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BY: TODD RABY  
REGISTER



2023000491  
MACON COUNTY, NC  
TODD RABY  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$320.00

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## EXECUTOR AND TRUSTEE DEED

**THIS INSTRUMENT PREPARED BY**

**RUSSELL R. BOWLING**, 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.  
Please return recorded document to:

**Stuart Sloan**  
**Sloan & VanHook, PLLC**  
**70 Iotla Street**  
**Franklin, NC 28734**

MAPPING  
MR

Rev. \$320.00

Parcel ID #: 7524405571, 7524405734, and 7524402709

**This property was not the primary residence of the decedent.**

**STATE OF NORTH CAROLINA**  
**COUNTY OF MACON**

**THIS DEED**, Made this the 20<sup>th</sup> day of January, 2023, by **JERRY BRIDGFORTH**,  
**Executor of the Ancillary Estate of PETE MONROE GRIER; and JERRY BRIDGFORTH**,  
**Trustee**, parties of the first part, to **MITCHELL D. STEIN**, of 2426 White Magnolia Way,  
Sanford, FL 32771, party of the second part; whether one or more; the neuter gender shall be  
deemed to include the masculine and feminine and the singular number the plural, and vice versa:

**WITNESSETH:**

That the said parties of the first part in consideration of Ten Dollars and other valuable considerations, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto said party of the second part, his heirs, successors and assigns, a certain tract or parcel of land in Sugarfork Township, Macon County, State of North Carolina, being more particularly described as follows:

**SEE ATTACHED "EXHIBIT A"**

**TO HAVE AND TO HOLD** the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging, or in anywise thereunto appertaining, unto the said party of the second part, his heirs, successors and assigns, to his only use and behoof, in fee simple forever, subject to those exceptions, reservations, and limitations following the description hereinabove set forth.

JERRY BRIDGFORTH, as Executor of the Ancillary Estate of Pete Monroe Grier, and as Trustee, does covenant that he has not placed or suffered to be placed any presently existing lien or encumbrance on said property, and that he will warrant and defend title to the same against the lawful claims of all persons claiming by, through, under or on account of JERRY BRIDGFORTH, as Executor of the Ancillary Estate of Pete Monroe Grier, and as Trustee, insofar as it is his duty to do so by virtue of his office as Executor and Trustee, as aforesaid, and no further.

## EXHIBIT A

**FIRST TRACT [Parcel ID #: 7524405571]**

BEING all the lands, easements, privileges, and appurtenances described in and conveyed by the deed from John H. Orsban and wife, Helen I. Orsban, to Pete M. Grier, dated October 5, 1987, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book N-17, Page 291, and being more particularly described therein as follows:

“Being a portion of the lands described in the Deed from Joseph N. Townsend and wife, Bertha Mae Townsend, to John H. Orsban and wife, Helen I. Orsban dated 5 August, 1983, recorded in Book J-15, page 100, Records of Macon County, North Carolina, and being more particularly described as follows:

“BEGINNING at an iron pipe set in the East boundary of the lands described in the Deed recorded in Book J-15, page 100, Records of Macon County, said point of beginning being located North 06 deg. 32 min. West 34.31 feet from an iron pipe set in a chestnut stump, which is the beginning corner of the lands described in said Deed, runs thence from the point of beginning thus established, with the East boundary of the lands described in said Deed, North 06 deg. 32 min. West 338.13 feet to a point in the center of a branch; thence South 83 deg. 28 min. West, passing iron pipes at 16.38 feet and at 123.34 feet, total distance 166.46 feet to a point in the center line of a 30 foot wide private road and utility easement; thence with the center line of said easement, South 24 deg. 13 min. West 24.59 feet to a point; South 40 deg. 57 min. 30 sec. West 46.42 feet to a point; South 27 deg. 10 min. West 27.27 feet to a point; South 06 deg. 37 min. East 27.12 feet to a point; South 34 deg. 53 min. East 29.31 feet to a point; South 61 deg. 07 min. East 80.67 feet to a point; South 34 deg. 51 min. East 101.99 feet to a point; South 46 deg. 32 min. East 29.84 feet to a point; South 65 deg. 11 min. East 51.26 feet to a point, and South 63 deg. 51 min. East 44.38 feet to a point in the East boundary of the lands described in the Deed recorded in Book J-15, page 100, Records of Macon County, North Carolina; thence with the East boundary of the lands described in said Deed, North 06 deg. 32 min. West, passing an iron pipe at 7.11 feet, total distance 338.13 feet to the point of BEGINNING, containing 1.16 acres, more or less, being described herein as surveyed by G. L. Sprinkle, Registered Surveyor, and as shown on his drawing dated October 27, 1983, and being designated thereon as Tract A of “The Woods”.

“Parties of the first part further convey unto party of the second part, his heirs and assigns, the right to use in common with parties of the first part, their heirs and assigns, and all others who now have or may hereafter acquire the right to use the same, an easement for an access road 30 feet in width, the center line of which forms the West boundary of the lands hereby conveyed and the continuation thereof along and with the center line of the existing roadway to the point of intersection with the public road. Use of said roadway by party of the second part, his heirs and assigns, is conditioned upon payment of a prorata share of the costs of maintenance and upkeep of said roadway, which amount shall not exceed the cost of one nine (9) ton load of gravel annually.

“Parties of the first part further convey until party of the second part, his heirs and assigns, the right, privilege, and easement to take water from a spring located to the Southwest of the lands hereby conveyed and being further situated upon the lands described in the Deed first referred to.”

This conveyance is made subject to easements for existing roadways, including Fox Valley Lane, and utility lines and facilities, to restrictions of record and as shown on the above referenced plat, and to applicable land use laws and ordinances.

**SECOND TRACT [Parcel ID #: 7524405734]**

BEING all the lands, easements, privileges, and appurtenances described in and conveyed by the deed from John W. Jay to Pete M. Grier, dated April 10, 1996, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book I-21, Pages 2019-2021, and being more particularly described therein as follows:

“Being a portion of the lands described in the deed from Joseph N. Townsend and wife, Bertha May Townsend, to John H. Orsban and wife, Helen I. Orsban, dated 5 August 1983, recorded in Deed Book J-15, page 100, Records of Macon County, North Carolina, and being more particularly described as follows:

“BEGINNING at an iron rod set at a black oak stump, said point of beginning being the penultimate corner of the lands described in the deed recorded in Book J-15, page 100, herein referred to; run thence from said point of beginning with the east boundary of the lands described in said deed, South 06 deg. 32 min. East 134.36 feet to a point in a small stream; thence South 83 deg. 28 min. West, passing an iron pipe at 16.38 feet, passing a second iron pipe at 123.34 feet, total distance 166.46 feet to a point in the centerline of a 30 foot wide private road and utility easement; thence with the centerline of said easement North 10 deg. 57 min. West 85.17 feet to a point; North 24 deg. 33 min. West 49.40 feet to a point; North 33 deg. 21 min. West 102.56 feet to a point; North 39 deg. 05 min. West 66.51 feet to a point; North 51 deg. 26 min. West 47.94 feet to a point; North 67 deg. 45 min. West 37.36 feet to a point; North 82 deg. 03 min. West 90.57 feet to a point and North 78 deg. 23 min. West 24.14 feet to the point of intersection with the centerline of an access road; thence with the centerline of said access road North 07 deg. 09 min. West 49.16 feet to a point; North 41 deg. 20 min. East 59.95 feet to a point, North 80 deg. 00 min. East 41.53 feet to a point and North 68 deg. 00 min. East 32.18 feet to a point in the North boundary of the lands described in the deed recorded in Book J-15, page 100; thence with the North boundary of the lands described in said deed, South 53. deg. 50 min. East 465.91 feet to the point of BEGINNING, containing 1.67 acres, more or less, being described herein as surveyed by G. L. Sprinkle, Registered Surveyor, and being designated thereon as Tract B of The Woods, property of John and Helen Orsban.

“Party of the first part further conveys unto party of the second part, his heirs and assigns, the right to use in common with all others who now have or may hereafter acquire the right to use the same, an easement for an access road 30 feet in width, the center line of which forms the southwest boundary of the property described herein, and the continuation of said roadway as the same presently exists in a southerly direction to the point of intersection with the public road. This conveyance of a road right of way is conditioned upon party of the second part, his heirs and assigns, paying a prorata share of the cost of maintenance and upkeep for said roadway, which amount shall not exceed the cost of one nine ton load of gravel annually.”

**LESS AND EXCEPT** all the lands, easements, privileges, and appurtenances described in and conveyed by the deed from Pete M. Grier and wife, Patricia Grier, to Janet M. Patterson, dated October 22, 2002, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book E-26, Pages 825-827, and being more particularly described therein as follows:

“Being a portion of the lands described in the deed from John W. Jay to Pete M. Grier dated April 10, 1996, recorded in Book I-21, Pages 2019-2021, Records of Macon County, North Carolina, and being more particularly described as follows:

“BEGINNING at an iron rod set in the centerline of an access road, said point of beginning being the northernmost corner of the lands described in the deed recorded in Book I-21, Pages 2019-2021; runs thence from said point of beginning with the centerline of said access road South 68 deg. 00 min. 00 sec. West 32.18 feet to a point; South 80 deg. 00 min. 00 sec. West 41.53 feet to a point; South 41 deg. 20 min. 00 sec. West 59.95 feet to an iron pipe; and South 07 deg. 09 min. 00 sec. West 49.16 feet to the point of intersection with the centerline of a 30 foot private road and utility easement; thence along and with the centerline of said easement South 78 deg. 16 min. 34 sec. East 24.22 feet to a point; South 82 deg. 10 min. 27 sec. East 23.35 feet to a point; South 82 deg. 00 min. 25 sec. East 67.22 feet to a point; South 67 deg. 45 min. 00 sec. East 37.36 feet to a point; South 51 deg. 26 min. 00 sec. East 47.94 feet to a point; South 39 deg. 05 min. 00 sec. East 66.51 feet to a point; and South 33 deg. 21 min. 00 sec. East 21.88 feet to a point; thence leaving the centerline of said easement North 84 deg. 57 min. 36 sec. East passing an iron rod at 17.14 feet, total distance 158.66 feet to an iron rod; thence North 51 deg. 50 min. 00 sec. West 372.02 feet to the point of Beginning, containing 0.864 acres more or less, being described herein as surveyed by Samuel L. Sprinkle, Registered Surveyor, shown on his unrecorded Drawing No. 3902 dated October 10, 2001.”

This conveyance is made subject to easements for existing roadways, including Fox Valley Lane, and utility lines and facilities, to restrictions of record and as shown on the above referenced plat, and to applicable land use laws and ordinances.

### **THIRD TRACT [Parcel ID #: 7524402709]**

BEING all the lands, easements, privileges, and appurtenances described in and conveyed by the deed from David F. Smith and wife, Roxie G. Smith, to Pete M. Grier, dated August 19, 1992, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book P-19, Pages 895-898, and being more particularly described therein as follows:

“Being and comprehending the identical lands, premises, privileges, easements and appurtenances described in and conveyed by the Deed from John H. Orsban and wife, Helen I. Orsban, to David F. Smith and wife, Roxie G. Smith, dated April 24, 1992, recorded in the Office of the Register of Deeds for Macon County, North Carolina, in Book N-19, pages 1325-1328, and being described therein as follows:

““Being a portion of the lands described in the Deed from Joseph N. Townsend and wife, Bertha Mae Townsend to John H. Orsban and wife, Helen I. Orsban dated 5 August, 1983 recorded in Deed Book J-15, Page 100 records of Macon County, North Carolina and being more particularly described as follows:

““BEGINNING at the point of intersection of the centerline of a 30 foot road and utility right of way with the centerline of an access road, said point of beginning being the tenth corner of the lands described in the Deed from John H. Orsban and wife, Helen I. Orsban to Joseph Earl McGill and wife, dated 6 June, 1989 recorded in Book I-18, Page 203 records of Macon County; runs thence from said point of beginning with the centerline of said road and utility right of way easement, North 78 deg. 23 min. West 32.83 feet to a point, South 55 deg. 45 min. West 45.94 feet to a point, South 02 deg. 45 min. West 20.50 feet to a point, South 14 deg. 40 min. West 111.27 feet to a point, South 21 deg. 39 min. East 26.02 feet to a point, South 32 deg. 28 min. East 28.97 feet to a point, South 34 deg. 55 min. East 56.59 feet to a point, South 16 deg. 36 min. East 42.57 feet to a point, and South 03 deg. 17 min. West 39.33 feet to a point; thence leaving the centerline of said easement, South 89 deg. 04 min. East, passing an iron pipe at 23.74 feet, total distance 150.00 feet to an iron rod; thence North 21 deg. 56

min. 45 sec. West, passing an iron rod at 325.96 feet, total distance 341.55 feet to a point in the centerline of said 30 foot private road and utility easement; thence along and with the centerline of said easement, North 82 deg. 03 min. West 23.43 feet to a point and North 78 deg. 23 min. West 24.14 feet to the point of BEGINNING, containing 1.00 acres, more or less, being described herein as surveyed by G. L. Sprinkle, Registered Surveyor, shown on his drawing dated October 27th, 1983, last revised March 19th, 1992 and being designated thereon as Tract C-1 of The Woods Property of John and Helen Orsban.

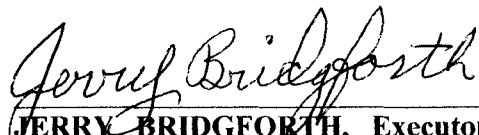
“Parties of the first part further convey until party of the second part, his heirs and assigns, the right to use in common with parties of the first part, their heirs and assigns and all others who now have or may hereafter acquire the right to use the same, an easement for a roadway and utilities 30 feet in width the centerline of which forms the North and West boundaries of the lands hereby conveyed and the continuation of said roadway as the same presently exists to the point of intersection with the public road. This conveyance of a road right of way is conditioned upon party of the second part, his heirs and assigns paying a prorata share of the cost of maintenance and upkeep of said roadway which amount shall not exceed the total cost of one nine ton load of gravel annually.

“This conveyance is made subject to existing easements for public utilities and parties of the first part reserve for themselves, their heirs and assigns, easement for the installation of utility lines along the road rights of way forming portions of the boundaries of the subject property.”

Pete M. Grier, also known as Pete Monroe Grier, died on October 23, 2021 leaving a Last Will and Testament which is filed for probate in the Probate Court of Effingham County, Georgia, in Estate No. 2021-8505W. Paragraph 11 of the Last Will and Testament of Pete Monroe Grier appointed Jerry Bridgeforth (sic) as Trustee of any Trust created within the Last Will and Testament. Paragraph 12 of the Last Will and Testament of Pete Monroe Grier granted the Executor and Trustee all fiduciary powers enumerated in O.C.G.A. (Georgia Code) Section 53-12-261, which include the power to sell real property without court order.

A certified copy of the Last Will and Testament of Pete Monroe Grier is filed for Ancillary Probate in the Office of the Clerk of Superior Court for Macon County, North Carolina, in File No. 22-E-401. Jerry Bridgeforth has qualified as Ancillary Executor of the Ancillary Estate of Pete Monroe Grier.

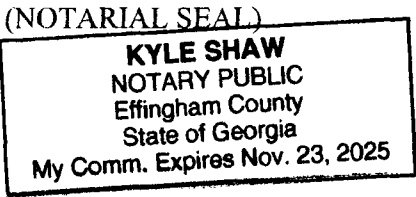
IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.


  
\_\_\_\_\_(SEAL)  
**JERRY BRIDGFORTH, Executor of the Ancillary  
Estate of PETE MONROE GRIER**

STATE OF GEORGIA  
COUNTY OF Effingham

I, Kyle Shaw, a Notary Public of the aforesaid County and State, hereby certify that **JERRY BRIDGFORTH, Executor of the Ancillary Estate of PETE MONROE GRIER**, appeared before me this day and acknowledged the due execution of the foregoing Deed.

WITNESS, my hand and Notarial Seal or stamp this 23<sup>rd</sup> day of January, 2023.

(NOTARIAL SEAL)  
  
**KYLE SHAW**  
NOTARY PUBLIC  
Effingham County  
State of Georgia  
My Comm. Expires Nov. 23, 2025

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11/23/2025

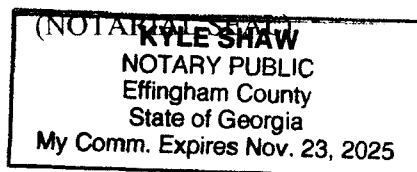
IN TESTIMONY WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year above written.

*Jerry Bridgforth* (SEAL)  
**JERRY BRIDGFORTH, Trustee**

STATE OF GEORGIA  
COUNTY OF Effingham

I, *Kyle Shaw*, a Notary Public of the aforesaid County and State, hereby certify that **JERRY BRIDGFORTH, Trustee**, appeared before me this day and acknowledged the due execution of the foregoing Deed.

WITNESS, my hand and Notarial Seal or stamp this 23<sup>rd</sup> day of January, 2023.



*[Signature]*  
Notary Public  
My Commission Expires: 11/23/2025



**THIS INSTRUMENT PREPARED BY  
AND PLEASE RETURN TO:  
Russell R. Bowling  
77 West Main Street  
Franklin, NC 28734**

**CERTIFICATION OF TRUSTS**

This Certification of Trusts is given by the undersigned trustee pursuant to § 36C-10-1013 of the North Carolina General Statutes.

As used in this Certification of Trusts, the term “Trusts” refers to the following trusts:

Those testamentary trusts created by the Last Will and Testament of Pete Monroe Grier, who died on October 23, 2021 leaving a Last Will and Testament which is filed for probate in the Probate Court of Effingham County, Georgia, in Estate No. 2021-8505W. A certified copy of the Last Will and Testament of Pete Monroe Grier is filed for Ancillary Probate in the Office of the Clerk of Superior Court for Macon County, North Carolina, in File No. 22-E-401. Jerry Bridgforth has qualified as Ancillary Executor of the Ancillary Estate of Pete Monroe Grier.

Paragraph 6 of the Last Will and Testament of Pete Monroe Grier directed his Executor and Trustee to establish trusts for the benefit of the following people:

Mark Monroe Grier;  
Karen Grier Mast;  
Autumn Grier;  
Katie Bazemore;  
Karly Bazemore;  
Stacey Lee Martin, Jr.; and  
Larry L. Grier.

Paragraph 10 of the Last Will and Testament of Pete Monroe Grier appointed Jerry Bridgforth as Executor of the Last Will and Testament.

Paragraph 11 of the Last Will and Testament of Pete Monroe Grier appointed Jerry Bridgforth as Trustee of any Trusts created within the Last Will and Testament.

Paragraph 12 of the Last Will and Testament of Pete Monroe Grier granted the Executor and Trustee all fiduciary powers enumerated in O.C.G.A. (Georgia Code) Section 53-12-261, which include the power to sell real property without court order.

The undersigned hereby certifies as follows:

1. The Trusts are currently in existence and have not been revoked.
2. Jerry Bridgforth is the currently acting trustee of the Trusts. His address is 52 Varnedoe Avenue, Garden City, GA 31408.
3. The Trusts are irrevocable.
4. The trustee has those powers listed in O.C.G.A. (Georgia Code) Section 53-12-261, which include the power to sell real property without court order.
5. The Trusts are governed by the laws of the State of Georgia.
6. I have read the Last Will and Testament of Pete Monroe Grier, which established the Trusts, and, where necessary, obtained the advice of counsel to determine my authority as trustee to exercise the powers indicated above.
7. To the best of my knowledge, the Trusts have not been revoked, modified or amended in any manner that would cause the representations made in this Certification of Trust to be incorrect. I am currently acting as trustee of the Trusts.
8. The Trusts' taxpayer identification number has been certified or will be certified to any grantee or other person who is expected by the trustee to act in reliance on this Certification of Trusts.

This Certification of Trusts is dated as of January 23<sup>rd</sup>, 2023.

**INDIVIDUAL TRUSTEE:**

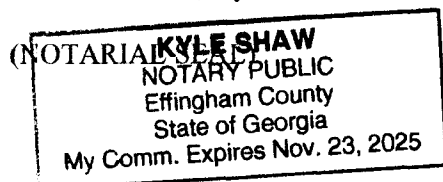
*Jerry Bridgforth*  
Jerry Bridgforth

**STATE OF GEORGIA**

**COUNTY OF** Effingham

I, *Kyle Shaw*, a Notary Public of the aforesaid County and State, hereby certify that **JERRY BRIDGFORTH** appeared before me this day and acknowledged the due execution of the foregoing Certification of Trusts.

WITNESS, my hand and Notarial Seal or stamp this 28<sup>th</sup> day of January, 2023.



*[Signature]*  
Notary Public  
My Commission Expires: 11/23/2025