



2012027251 00121  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:  
06-21-2012 12:38:45 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: RANDY L SMITH  
DPTY

BK: RE 3065  
PG: 3063-3065

PIN 6878-84-3558.00

**GENERAL WARRANTY DEED**

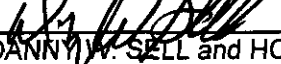
[INTRAFAMILY TRANSFER. NO MONEY CONSIDERATION.  
NO TITLE SEARCH. THIS TRANSFER IS BEING MADE TO  
EFFECT AN ESTATE PLAN.]

THIS CONVEYANCE  
TRANSFERS THE GRANTOR'S  
INTEREST INTO OR OUT OF A  
REVOCABLE LIVING TRUST.

**GRANTORS' NAME AND ADDRESS:**  
DANNY W. SELL and HOPE B. SELL  
125 MARION POINTE DRIVE, BELEWS CREEK, NC 27009

**GRANTEES' NAME AND ADDRESS:**  
DANNY W. SELL and HOPE B. SELL, TRUSTEES  
125 MARION POINTE DRIVE, BELEWS CREEK, NC 27009

Prepared by parties to this instrument:

  
\_\_\_\_\_ [one signature]  
DANNY W. SELL and HOPE B. SELL  
125 MARION POINTE DRIVE  
BELEWS CREEK, NC 27009  
(336) 595-4157

After recording return to and mail tax statements to:  
DANNY W. SELL and HOPE B. SELL, TRUSTEES  
125 MARION POINTE DRIVE, BELEWS CREEK, NC 27009

VELOPE

**WITNESSETH**

That **DANNY W. SELL and wife, HOPE B. SELL**, of Forsyth County, North Carolina, herein called Grantors, FOR NO CONSIDERATION, do hereby grant, bargain, sell and convey unto

**DANNY W. SELL and HOPE B. SELL, TRUSTEES**, or their successors in trust of **THE SELL FAMILY LIVING TRUST** dated 6-19-12,

herein called the Grantees, and unto Grantees' successors and assigns, all of that certain real property in fee simple, with the tenements, hereditaments, and appurtenances thereunto belonging or in anyway appertaining, situated in Kernersville Township, in Forsyth County, North Carolina, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR DESCRIPTION OF SUBJECT PROPERTY, WHICH IS ALSO KNOWN AS TAX BLOCK 5423, LOT 104G, KERNERSVILLE TOWNSHIP, FORSYTH COUNTY TAX RECORDS, AND 7201 VANCE ROAD, KERNERSVILLE, NORTH CAROLINA 27284.

SUBJECT TO EASEMENTS and restrictions of record, if any.

And being the same property acquired by Danny W. Sell and Hope B. Sell by deed dated and recorded November 2, 2006, in Instrument No. 2006069630 00191, in Book 2706, Pages 2257-2259, Forsyth County Registry.

To have and to hold the same unto the Grantees and Grantees' successors and assigns forever, that are subject to restrictive covenants of record, easements, rights of way of record, ad valorem taxes, and all liens and records of encumbrance.

For the consideration aforesaid, the Grantors, for their executors, administrators and personal representatives, hereby covenant to and with the Grantees, their heirs and assigns, that they are seized of the above-described land in fee simple and have a good right to convey the same in fee simple; that said parcel or tract of land is free and clear of any and all encumbrances; except as herein provided and with that exception they do warrant and will forever defend the title thereto against the lawful claims of any and all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantors have hereunto set their hand and affixed respective seals, executed this 19<sup>th</sup> day of JUNE, 2012.

*Danny W. Sell*  
DANNY W. SELL

*Hope B. Sell*  
HOPE B. SELL

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, *Reba T. Hurlocker*, a Notary Public, in and for said county and State, do hereby certify that **DANNY W. SELL** and **HOPE B. SELL**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

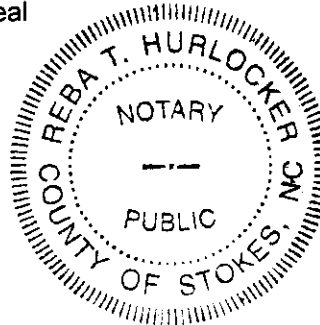
Witness my hand and official seal, this the 19<sup>th</sup> day of June, 2012

*Reba T. Hurlocker*  
Notary Public

My Commission Expires: 08-27-13

*Reba T. Hurlocker*  
Printed Name

Official Seal



**EXHIBIT A**  
**LEGAL DESCRIPTION**  
**PIN: 6878-84-3558.00**

BEGINNING at a new iron pin where the eastern right-of-way of Kerner Road intersects with the northern right-of-way of Vance Road, thence along the eastern right-of-way of Kerner Road, North 29 degrees 35' 42" East 246.62 feet to a new iron pin, a new line with the Robertson property; thence along said Robertson property North 89 degrees 00' East 53.91 feet to an established iron pin, the northwest corner of the David C. Bovender property as described in Deed Book 1334, page 96, Forsyth County Registry; thence with said Bovender property South 0 degrees 59' 01" East 209.80 feet to an established iron pin in the northern right-of-way of Vance Road; thence with said northern right-of-way South 88 degrees 13' 53" West 179.39 feet to the point and place of BEGINNING, being 0.563 acres more or less of the Clyde E. and Doris V. Robertson property according to an unrecorded map or plat by Larry L. Callahan, R.L.S. dated August 18, 1987.

FOR FURTHER REFERENCE, SEE Deed Book 1625, Page 2358, Forsyth County Registry.

BEING INFORMALLY KNOWN AS Tax Block 5423, Lot 104G, Kernersville Township, Forsyth County Tax Records, and 7201 Vance Road, Kernersville, NC 27284.