

2018007528 00177FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$294.00**

PRESENTED & RECORDED

03/01/2018 03:55:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3392**PG: 4220 - 4222****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$294.00

Parcel Identifier No.: 6878-84-3558.00 (Block 5423, Lot 104G)

Return after recording to: Burge Box 7

Mail tax bills to Grantee: 564 Doe Run Drive, Kernersville, NC 27284

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: 6878-84-3558.00 (Block 5423, Lot 104G)

THIS DEED made this 1st day of March, 2018, by and between,

GRANTOR	GRANTEE
<p align="center">DANNY W. SELL AND HOPE B. SELL, CO-TRUSTEES OF THE SELL FAMILY LIVING TRUST Dated 6/19/2012</p>	<p align="center">STEVEN C. PEGG and wife, SHERRI B. PEGG 564 Doe Run Drive, Kernersville, NC 27284</p>

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto

Tax Parcel: 6878-84-3558.00 (Block 5423, Lot 104G)

Property Address: 7201 Vance Road, Kernersville, NC 27284

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does , does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3065, Page 3063 Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ___ Page ___

submitted electronically by "D. Barrett Burge"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

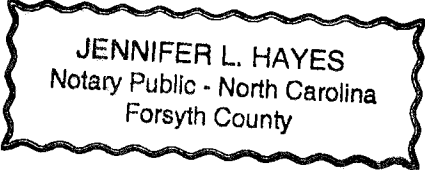
[Signature] (SEAL)
Danny W. Sell, Trustee

[Signature] (SEAL)
Hope B. Sell, Trustee

State North Carolina County of *Forsyth*

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated **Danny W. Sell and Hope B. Sell, Co-Trustees of the Sell Family Living Trust**

Date: *3/1/18*



[Signature]
Notary Public

My Commission Expires: *11-18-2020*

Jennifer L Hayes
printed or typed name of notary public

EXHIBIT A
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.

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