

2022027848 00243

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$864.00

PRESENTED & RECORDED
06/10/2022 03:51:05 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3700

PG: 2911 - 2918

Drafted by: A.J. Ceberio
Freedman Thompson Witt Ceberio & Byrd, PLLC

This instrument prepared by A.J. Ceberio, 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.

EXCISE TAX \$ 864.00

Parcel Identified Number: 5896-95-6635.000
Property Address: 4862 Fleetwood Cir., Winston-Salem, NC 27106
Mail after recording and future tax bills to: Grantee at property address

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9th day of June, 2022, by and between

GRANTOR	GRANTEE
<p>Sharon Lloyd, and husband Gary Lloyd</p> <p>Sharon Lloyd, Trustee of the TUW Of Shirley S. Bryant, f/b/o Christopher Dale Bryant</p> <p>Sharon Lloyd, Trustee of the TUW Of Shirley S. Bryant, f/b/o Reginald Scott Bryant</p> <p>6914 Ridge Road Tobaccoville, NC 27050</p>	<p>Matthew Walker, and wife Ashley Walker 4862 Fleetwood Circle Winston-Salem, NC 27106</p>

Submitted electronically by "Holton Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them 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 in Forsyth County, North Carolina, more particularly described as follows:

Being known and designated as Lot No. 21 as shown on the Map of Sharonwood as surveyed by J.E. Ellerbe, C.E., June 15 1954, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 17 at page 77.

Subject to the Restrict Covenants contained in Deed Book 705 at page 234.

Subject to all easements and restrictions of record, if any.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2022 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

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

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

Signature Pages Follow

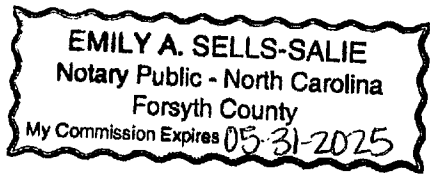
Sharon Lloyd (SEAL)
Sharon Lloyd, Trustee of the TUV of Shirley S. Bryant, f/b/o Christopher Dale Bryant

Sharon Lloyd (SEAL)
Sharon Lloyd, Trustee of the TUV of Shirley S. Bryant, f/b/o Reginald Scott Bryant

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina certify that Sharon Lloyd, in her capacity as Trustee of the TUV of Shirley S. Bryant, for the benefit of Christopher Dale Bryant, personally appeared before me this day and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 9th day of June, 2022.



(SEAL)

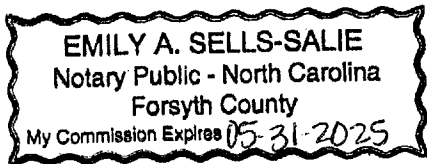
Emily A. Sells-Salie
Emily A. Sells-Salie (print name)
Notary Public

My Commission Expires: 05-31-2025

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina certify that Sharon Lloyd, in her capacity as Trustee of the TUV of Shirley S. Bryant, for the benefit of Reginald Scott Bryant, personally appeared before me this day and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 9th day of June, 2022.



(SEAL)

Emily A. Sells-Salie
Emily A. Sells-Salie (print name)
Notary Public

My Commission Expires: 05-31-2025

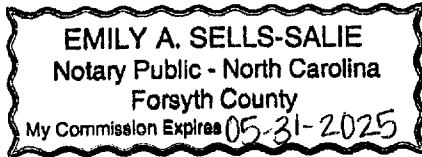
Sharon Lloyd (SEAL)
Sharon Lloyd

Gary Lloyd (SEAL)
Gary Lloyd

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

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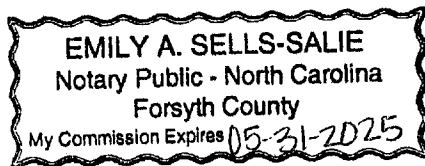
Emily A. Sells-Salie
Emily A. Sells-Salie (print name)
Notary Public

My Commission Expires: 05-31-2025

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina certify that Gary Lloyd personally appeared before me this day and acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 9th day of June, 2022.



(SEAL)

Emily A. Sells-Salie
Emily A. Sells-Salie (print name)
Notary Public

My Commission Expires: 05-31-2025

EXHIBIT A

Prepared by and Return to:
A.J. Ceberio, Esq.
Freedman Thompson Witt Ceberio & Byrd, PLLC
210 South Cherry Street
Winston-Salem, NC 27101

STATE OF NORTH CAROLINA

TRUST CERTIFICATION

COUNTY OF FORSYTH

The undersigned, Sharon Lloyd, Trustee of the TUW of Shirley S. Bryant for the benefit of Christopher Dale Bryant (hereinafter, the "Trust"), pursuant to NCGS §36C-10-1013 does hereby certify as follows:

1. The Trust was established under the Last Will and Testament of Shirley S. Bryant, said Will being dated October 22, 2019, and being probated upon the death of Shirley S. Bryant in the office of the Clerk of Superior Court of Forsyth County, North Carolina (File Number 20 E 167).
2. Joe Jon Bryant was initially named as Trustee of the Trust, resigning his position as Trustee on or about November 15, 2021 in favor of Sharon Lloyd, whom accepted her position as Trustee upon the resignation of Joe Jon Bryant. Sharon Lloyd is now acting in her capacity as the only Trustee of the Trust. The Trustee's physical address is 6914 Ridge Road, Tobaccoville, NC 27050.
3. The Trustee is authorized by the Trust instrument and by the provisions of applicable law (including, but not limited to NCGS §32-27) to sell, convey, pledge, mortgage, lease, manage, operate, control, or otherwise transfer title to trust property, including real property, in its sole discretion and without court order, in respect to any property forming any part of the Trust.
4. The Trust is now irrevocable as the grantor, Shirley S. Bryant, is now deceased.
5. The undersigned has the authority to sign or otherwise authenticate the existence of the Trust and the undersigned has the authority to exercise the powers listed above.
6. All Trust assets held in the name of the Trust as amended are to be distributed by the Trustee upon the death of Christopher Dale Bryant.

7. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in the Certification to be incorrect.

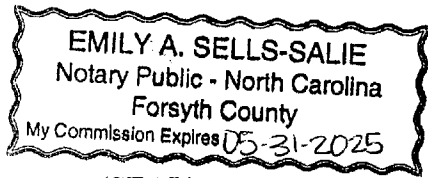
This the 9th day of June, 2022.

Sharon Lloyd
Sharon Lloyd, Trustee of the TUV of Shirley S. Bryant, f/b/o Christopher Dale Bryant

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina, certify that Sharon Lloyd, in her capacity as Trustee of the TUV of Shirley S. Bryant, for the benefit of Christopher Dale Bryant, personally appeared before me this date and acknowledged to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this the 9th day of June, 2022.



(SEAL)

Emily A. Sells-Salie
Emily A. Sells-Salie, Notary Public

My Commission Expires: 05-31-2025

EXHIBIT B

Prepared by and Return to:
A.J. Ceberio, Esq.
Freedman Thompson Witt Ceberio & Byrd, PLLC
210 South Cherry Street
Winston-Salem, NC 27101

STATE OF NORTH CAROLINA

TRUST CERTIFICATION

COUNTY OF FORSYTH

The undersigned, Sharon Lloyd, Trustee of the TUW of Shirley S. Bryant for the benefit of Reginald Scott Bryant (hereinafter, the "Trust"), pursuant to NCGS §36C-10-1013 does hereby certify as follows:

1. The Trust was established under the Last Will and Testament of Shirley S. Bryant, said Will being dated October 22, 2019, and being probated upon the death of Shirley S. Bryant in the office of the Clerk of Superior Court of Forsyth County, North Carolina (File Number 20 E 167).
2. Joe Jon Bryant was initially named as Trustee of the Trust, resigning his position as Trustee on or about November 15, 2021 in favor of Sharon Lloyd, whom accepted her position as Trustee upon the resignation of Joe Jon Bryant. Sharon Lloyd is now acting in her capacity as the only Trustee of the Trust. The Trustee's physical address is 6914 Ridge Road, Tobaccoville, NC 27050.
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4. The Trust is now irrevocable as the grantor, Shirley S. Bryant, is now deceased.
5. The undersigned has the authority to sign or otherwise authenticate the existence of the Trust and the undersigned has the authority to exercise the powers listed above.
6. All Trust assets held in the name of the Trust as amended are to be distributed by the Trustee upon the death of Reginald Scott Bryant.

7. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in the Certification to be incorrect.

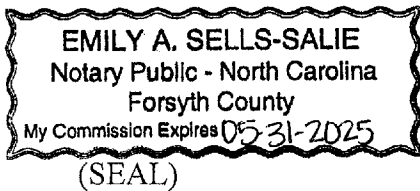
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Sharon Lloyd
Sharon Lloyd, Trustee of the TUV of Shirley S. Bryant, f/b/o Reginald Scott Bryant

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

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Emily A. Sells-Salie
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