

**2022035743 00211**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$1600.00**

PRESENTED &amp; RECORDED

07/29/2022 04:04:18 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3709

PG: 3753 - 3756

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 1600.00

Parcel Identifier No.: 6825-84-6709 (Block 0136, Lot 113)

Return after recording to: Kangur &amp; Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 613 Summit Street, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Metes and bounds, Summit Street

THIS DEED made this 18 day of July, 2022, by and between,

GRANTOR	GRANTEE
<p align="center"><b>Jeffery Todd Lindsay, Trustee of Jeffery T. Lindsay Living Trust dated December 17, 2019</b></p>	<p align="center"><b>Paul Steven Chandler and wife, Jessica Robichaux Chandler</b></p>
Mailing Address:	<p align="center">Mailing Address: 613 Summit Street, Winston-Salem, NC 27101</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:

**BEGINNING** at an iron on the eastern right of way line of Summit Street, the southwestern corner of Ned Christopher Wilson property as described in Deed Book 2452, Page 2850, Forsyth County Registry (being also known as Lot 114 in Tax Block 136, Forsyth County/City Tax Maps); from said beginning point thence continuing with the southern line of said Wilson property North 80 deg. 52 min. 12 sec. East 144.70 feet to an iron, said iron being the southeastern corner of said Wilson property and likewise being along a tie line South 13 deg. 45 min. 15 sec. East 15 .15 feet from an existing iron; running thence South 6 deg. 45 min. East 83.59 feet to an iron; running thence South 84 deg. 14 min. 34 sec. West 146. 77 feet to an iron in the eastern right of way line of said Summit Street; thence continuing with said right of way line North S deg. 5 min. 29 sec. West 75.07 feet to the POINT AND PLACE OF BEGINNING, all according to a survey prepared by Thomas A. Riccio, PLS, L-2815, dated March 27, 2009.

Property Address: 613 Summit Street, Winston-Salem, NC 27101

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.

**\*\* See Certification of Trust attached hereto as Exhibit A**

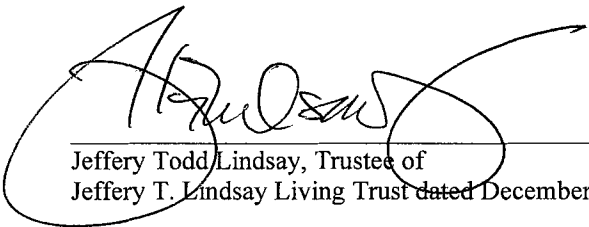
**The property does include the primary residence of the Grantor.**

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3518, Page 1008, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book , Page \*\*

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.**

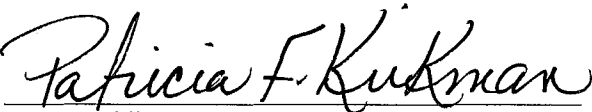
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 \_\_\_\_\_ (SEAL)  
Jeffery Todd Lindsay, Trustee of  
Jeffery T. Lindsay Living Trust dated December 17, 2019

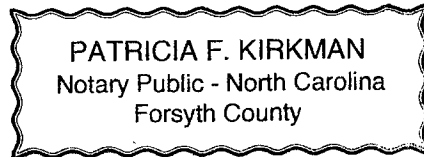
State of North Carolina, County of Forsyth

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: **Jeffery Todd Lindsay, Trustee of Jeffery T. Lindsay Living Trust dated December 17, 2019**, and that by authority duly given and as the act of the Trust, he/she executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 7-18-22

  
Notary Public

Patricia F. Kirkman  
printed or typed name of notary public



My Commission Expires: 5/29/24

**Exhibit A**

**CERTIFICATION OF TRUST**

**Grantor:** Jeffery Todd Lindsay, Trustee of Jeffrey T. Lindsay Living Trust dated December 17, 2019

**Name of Trust:** Jeffrey T. Lindsay Living Trust dated December 17, 2019

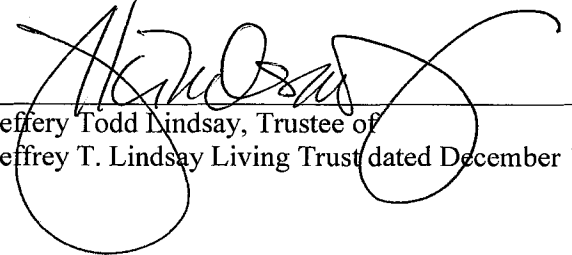
**Current Trustee:** Jeffery Todd Lindsay

The undersigned Trustee hereby confirms the existence of the within-described Trust and certifies the following:

- 1) The Trust was executed on December 17, 2019, is in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
- 2) The undersigned is the sole currently-acting Trustee.
- 3) The Trust is revocable and the Grantor, as settlor of the Trust, is the sole person who holds the power to revoke the Trust.
- 4) The above-designated Trustee is fully empowered to act for the Trust and is hereby properly exercising the Trustee's authority under this Trust. No other Trustee or other individual or entity is required to execute any document on behalf of the Trust.
- 5) To the undersigned's knowledge, there are no claims, challenges of any kind, or causes of action alleged, which contest or question the validity of the Trust or the Trustee's authority to act on behalf of the Trust.
- 6) The Trustee is authorized by the Trust Agreement to exercise all of the powers which are conferred upon the Trustee under North Carolina General Statutes § 36C-8-815(a)(2) which powers include, but are not limited to, the power to manage all real and personal property owned by the Trust and to subject the same to loans and encumbrances.
- 7) Any real property owned by the Trust shall be titled and conveyed in the following manner: "Jeffery Todd Lindsay, Trustee of Jeffrey T. Lindsay Living Trust dated December 17, 2019."

IN WITNESS WHEREOF, the undersigned Trustee does hereby execute this Certification of Trust as of the 18 day of July, 2022.

Trustee:

 (SEAL)  
 \_\_\_\_\_  
 Jeffery Todd Lindsay, Trustee of  
 Jeffrey T. Lindsay Living Trust dated December 17, 2019

North Carolina, Forsyth County

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: **Jeffery Todd Lindsay, Trustee of Jeffrey T. Lindsay Living Trust dated December 17, 2019**, and that by authority duly given and as the act of the Trust, she executed the foregoing instrument in its name and on its behalf as its act and deed.

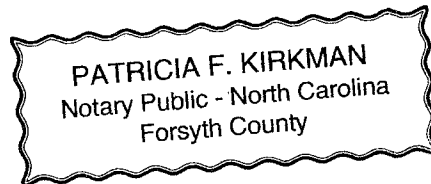
Date: 7-18-22

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman

printed or typed name of Notary Public



My Commission Expires: 5/29/24