

2023014861 00091

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$660.00

PRESENTED & RECORDED
05/05/2023 01:10:42 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3752
PG: 2566 - 2568

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: 402 Kyle Rd, Winston Salem, NC 27104

The below-described real property does not include the primary residence of the grantors.

Excise Tax: \$660.00

Tax Parcel Identification No. 6805-96-9277.000

NORTH CAROLINA
FORSYTH COUNTY

TRUSTEE DEED

THIS DEED made this 27 day of April, 2023, by and between, **CAROL V. SAXON, TRUSTEE UNDER THE CAROL V. SAXON REVOCABLE TRUST AGREEMENT DATED 7-22-99** hereinafter called Grantor, and **JUSTIN GIBSON AND LINDSAY BLACKBURN** hereinafter called Grantee.

WITNESSETH:

WHEREAS, **CAROL V. SAXON**, is named trustee of **THE CAROL V. SAXON REVOCABLE TRUST AGREEMENT DATED 7-22-99**;

NOW, THEREFORE, 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 of Grantors' right, title and interest in and to that property located in Forsyth County, North Carolina, more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid property and all privileges and appurtenances thereto belonging to it to the Grantee and his heirs and/or successors and assigns in fee simple.

Grantors covenant with Grantee that they are seized of the premises in fee simple, that title is marketable and free and clear of all encumbrances and that they will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions stated herein and Trustee has the right to convey the same under the terms of a written unrecorded trust agreement without the joinder of the beneficiaries of the Trust in fee simple

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

Title to the property hereinabove described is subject to the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2023 and subsequent years.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors and assigns, and the singular shall include the plural and the masculine shall include the feminine or the neuter as required by context.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal the day and year first above written.

Carol V. Saxon (SEAL)
CAROL V. SAXON, TRUSTEE UNDER THE
CAROL V. SAXON REVOCABLE TRUST
AGREEMENT DATED 7-22-99

State of North Carolina – County of Forsyth

I, Stephanie N McFadden, a Notary Public of Forsyth County, State of North Carolina, certify that **CAROL V. SAXON, TRUSTEE**, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 27 day of April, 2023.

Stephanie N McFadden Notary Public

My Commission Expires: 7/4/24

SEAL

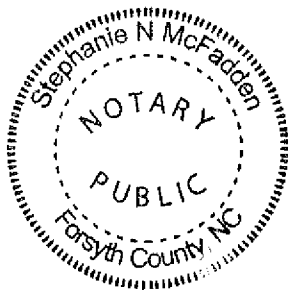


EXHIBIT "A"

BEGINNING at an iron stake in the southern right of way of Kyle Road, the northeast corner of Lot 12 and the northwest Corner of Lot 13 on the Map hereinafter described; thence running south 6 deg. 30 min. west 195 feet to an iron stake; thence north 86 deg. 17 min. west 45 feet to an iron stake; thence north 3 deg. 43 min. east 200 feet to an iron stake in the southern right of way line of Kyle Road; thence with said right of way line south 86 deg. 17 min. east 37 feet to a point; thence continuing with said right of way line on a curve to the right, a chord distance and direction of 88 feet and south 89 deg. 49 min. east to the point and place of beginning and being the east portion of Lot 12, Map of Noah A. Brewer Property, recorded in Plat Book 17 at Page 142, in the Forsyth County Registry, North Carolina, also being Lot 12-B, Block 3966, Forsyth County Tax Map.