

2023033366 00117

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
 09/28/2023 02:46:06 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3775
PG: 380 - 385

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: \$400.00

Parcel Identifier No.: 5855-99-4668.000

Brief description for index:

Mail deed/taxes after recording to Grantee: **9029 River Path Road, Lewisville, NC 27023**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 28th day of September, 2023 by and between

GRANTOR:

JOSHUA PETER KELLY, as Executor of the
 Estate of Esther Wells Jones Kelly, *see Estate File No. 22 E*
837 in the Office of the Clerk of Superior Court of Forsyth
County, North Carolina) and as Trustee of the ESTHER*
WELLS JONES KELLY Revocable Trust Agreement

*(Charles Weldon Kelly - DOD - 01/21/2009
 predeceased Esther -DOD - 03/16/2022)*

Address: 2577 Club Park Road
 Winston Salem, NC 27104

GRANTEE:

**HERMAN NEWTON PICKETT, III and wife,
 LONDON LAKE PICKETT**

Address: 0 River Path Road
 Lewisville, NC 27023

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:

**Grantor acquired the property pursuant to the terms of Esther Wells Jones Kelly's Will (see Estate File)*

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

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 1278, Page 879** and **Book 1171 Page 121, Forsyth County Registry**.

Submitted electronically by "Patti D Dobbins, Attorney at 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.

"This instrument prepared by: PATTI D. DOBBINS, 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."

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES

☒ NO

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By: Joshua Peter Kelly Executor (SEAL)
JOSHUA PETER KELLY as Executor

WENDY B. MILLER Notary Public Forsyth County, NC SEAL	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that JOSHUA PETER KELLY as Executor personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>28th</u> day of <u>September</u> , 2023. My Commission Expires: <u>10/18/2024</u> <u>Wendy B Miller</u> Notary Public

The ESTHER WELLS JONES KELLY Revocable Trust Agreement:

By: Joshua Peter Kelly Trustee (SEAL)
JOSHUA PETER KELLY as Trustee

WENDY B. MILLER Notary Public Forsyth County, NC SEAL	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that JOSHUA PETER KELLY, as Trustee of the ESTHER WELLS JONES KELLY Revocable Trust Agreement personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>28th</u> day of <u>September</u> , 2023. My Commission Expires: <u>10/18/2024</u> <u>Wendy B Miller</u> Notary Public

EXHIBIT "A"**LEGAL DESCRIPTION:****TRACT ONE:**

A CERTAIN PARCEL OF LAND SITUATED IN LEWISVILLE TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHERN RIGHT-OF-WAY OF U. S. HIGHWAY NO. 421 AT THE SOUTHWEST CORNER OF PIN: 5855-99-9314 AS CURRENTLY OWNED BY JARRAH FAMILY LIMITED PARTNERSHIP I AS RECORDED IN DEED BOOK 2099, PAGE 2793, FORSYTH COUNTY REGISTRY; THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF U.S. HIGHWAY NO. 421 N 88° 31' 05" W 194.75' TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG THE NORTHERN RIGHT-OF-WAY N 88° 31' 05" W 14.04' TO A POINT IN THE SOUTHERN RIGHT-OF-WAY OF DINKINS ROAD; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF DINKINS ROAD, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 744.15' AN ARC DISTANCE OF 183.80' AND A CHORD N 70° 03' 35" E 183.33' TO A POINT; THENCE CONTINUING ALONG THE SOUTHERN RIGHT-OF-WAY OF DINKINS ROAD N 62° 59' 02" E TO A POINT IN THE WESTERN LINE OF JARRAH LIMITED FAMILY PARTNERSHIP I, SAID POINT BEING LOCATED S 02° 54' 42" W 3.63' FROM AN IRON PIN; THENCE ALONG THE WESTERN LINE OF THE JARRAH LIMITED FAMILY PARTNERSHIP I S 02° 54' 42" W 88.89' TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 0.18515 ACRE, MORE OR LESS

TRACT TWO:

A CERTAIN PARCEL OF LAND SITUATED IN LEWISVILLE TOWNSHIP, FORSYTH COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE NORTHERN RIGHT-OF-WAY OF DINKINS ROAD AT THE SOUTHEAST CORNER OF PIN: 5855-89-9438 AS CURRENTLY OWNED BY THOMAS W. HAMMETT ET UX AS RECORDED IN DEED BOOK 2715, PAGE 888 (TRACT IV) FORSYTH COUNTY REGISTRY; THENCE ALONG THE EASTERN LINE OF HAMMETT N 03° 13' 20" E 290.16' TO A SOLID IRON PIN AND N 03° 42' 30" E 22.98' TO AN IRON PIN AT THE SOUTHEAST CORNER OF PIN: 5855-89-8839 AS CURRENTLY OWNED BY THOMAS

W. HAMMETT ET UX AS RECORDED IN DEED BOOK 2715, PAGE 888 (TRACT D) FORSYTH COUNTY REGISTRY; THENCE ALONG THE EASTERN LINE OF HAMMETT N 03°11' 02" E 462.62' TO A IRON PIN AT THE SOUTHERN RIGHT-OF-WAY OF SCOTT ROAD; THENCE ALONG THE SOUTHERN RIGHT OF WAY OF SCOTT ROAD THE FOLLOWING FOUR COURSES AND DISTANCES: 1) S 81° 15' 33" E 269.62' TO A POINT 2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 316.73' AN AR DISTANCE OF 203.42' AND A CHORD S 63° 11' 56" E 199.94' TO A POINT 3) S 49° 39' 59" W 5.00' TO A POINT AND 4) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 14348.39' AN ARC DISTANCE OF 440.48' AND A CHORD S 39° 27' 16" E 440.46' TO AN IRON PIN IN THE WESTERN LINE OF PIN: 5855-99-8583 AS CURRENTLY OWNED BY JARRAH FAMILY LIMITED PARTNERSHIP I AS RECORDED IN DEED BOOK 2099, PAGE 2793, FORSYTH COUNTY REGISTRY; THENCE ALONG THEIR LINE S 02° 54' 42" W 191.72' TO AN IRON PIN AT THE NORTH RIGHT-OF-WAY OF DINKINS ROAD; THENCE ALONG THE NORHERN RIGHT-OF-WAY OF DINKINS ROAD THE FOLLOWING FIVE COURSES AND DISTANCES 1) S 62° 59' 02" W 80.44' TO A POINT 2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 684.15' AN ARC DISTANCE OF 171.69' AND A CHORD S 70° 10' 23" W 171.24' TO A POINT 3) S 77° 21' 45" W 29.00' TO A POINT 4) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 653.51' AN ARC DISTANCE OF 159.73' AND A CHORD S 84° 21' 52" W 159.33' TO A POINT AND 5) N 88° 38' 00" W 335.28' TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 10.54196 ACRES, MORE OR LESS.

PROPERTY ADDRESS: 0 RIVER PATH ROAD, LEWISVILLE, NC 27023

PARCEL ID #: 5855-99-4668.000

EXHIBIT "B"

This instrument prepared by Patti D Dobbins, Esq.
Return after recording TO PATTI D. DOBBINS: 3350 Valley Road, Winston-Salem, NC27106

CERTIFICATION OF TRUST

Grantor:

Name of Trust: **THE ESTHER WELLS JONES KELLY REVOCABLE TRUST AGREEMENT**

Current Trustee: **JOSHUA PETER KELLY**

The undersigned Trustees does hereby confirm the existence of the within-described Trust and certifies the following:

- (1) The undersigned are the current serving Trustee and Successor Trustee.
- (2) The Trust is in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representations of this Certification of Trust to be incorrect.
- (3) The above-designated Trustees are fully empowered to act for said Trust and are properly exercising the Trustee's authority under this Trust. No other Trustee or other individual or entity is required to execute any document for the Trust.
- (4) 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 for the Trust.

In witness thereof, the undersigned, being the Trustees, does hereby execute this Certificate of Trust this the 28th day of September, 2023.

Name of Trust: **THE ESTHER WELLS JONES KELLY REVOCABLE TRUST AGREEMENT**

By: **JOSHUA PETER KELLY - Trustee**

Joshua Peter Kelly Trustee (Seal)

STATE OF North Carolina

COUNTY OF Forsyth

I certify that the following person personally appeared before me this day, and acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **JOSHUA PETER KELLY**, Trustee and Grantor.

Date: 9/28/2023

Wendy B. Miller
Signature of Notary Public

WENDY B. MILLER
Notary Public
Forsyth County, NC

Wendy B. Miller
Printed Name of Notary Public
My Commission Expires: _____

(Seal)