

2024007476 00132

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
 03/11/2024 03:10:44 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3796
PG: 2344 - 2347

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

Parcel Identifier No.: 6847-72-2203 (Block 3238, Lot 009A)

Mail tax bills to Grantee: 1821 Sandy Ridge Road, Colfax, NC 27235

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: 0.627 acre, Northampton Drive

THIS DEED, made this the 11 day of March, 2024, by and between **Kathryn N. Sell and Scott Sell, Co-Trustees of the Burnis W. Sell Trust U/W dated September 18, 1990**, hereinafter referred to as **Grantor**; and, **Bison Investments, LLC, a North Carolina limited liability company** (mailing address: 1821 Sandy Ridge Road, Colfax, NC 27235), hereinafter referred to as **Grantee**.

WITNESSETH:

WHEREAS, Mabel Elizabeth Swain Sell acquired title to the property described herein by an Order Confirming Report of Commissioners in Forsyth County Civil Action Number 73 SP 247, which Order is recorded in Book 1114, Page 1710, Forsyth County Registry, the terms of which are incorporated herein by reference; and,

WHEREAS, Mabel Elizabeth Swain Sell, unmarried (hereinafter referred to as "Mabel Sell") died testate on March 23, 1990 seized of the real property described below in fee simple, and the Last Will and Testament of Mabel Sell was duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 90 E 535; and,

WHEREAS, Article II of the Last Will and Testament of Mabel Sell bequeathed and conveyed her residuary estate, including real property, to Burnis William Sell; and,

WHEREAS, Burnis William Sell (hereinafter referred to as "Burnis Sell") died testate on September 9, 2021 seized of the real property described below in fee simple, and the Last Will and Testament of Burnis Sell was duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 21 E 2718; and,

WHEREAS, Article V of the Last Will and Testament of Burnis Sell bequeathed and conveyed his residuary estate, including real property, to Kathryn N. Sell and Scott Sell, as Co-Trustees of the testamentary trust established under the Will of Burnis Sell dated September 18, 1990.

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 that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the N. W. corner of the within-described tract in the Eastern right-of-way margin of Northampton Drive at the S. W. corner of Frank L. Turner (Deed Book 683, page 345); and running thence with the S. line of Frank L. Turner S. 87° 48' E. 270.67 ft. to an iron stake in the line of N. L. Whicker (Deed Book 624, page 102); thence with the Western line of said Whicker S. 1° 57' W. 100 ft. to an iron stake, a new corner; thence a new line N. 87° 46' W. 276.22 ft. to an iron stake in the Eastern right-of-way margin of Northampton Drive; thence with the Eastern right-of-way margin of said drive N. 5° 8' E. 100 ft. to the place of BEGINNING, containing 0.627 acres, more or less, as surveyed by Otis A. Jones Surveying Company, July 19, 1973, and being more particularly referred to as Lot No. 1 in the division of the William H. Swain Estate, Middle Fork Township No. 2, Forsyth County, N. C., and being carved from the Northern part of Lot No. 9, Block 3238, Forsyth County Tax Map. For further and more particular reference see Deed Book 571, page 256. Said Lot No. 1 being awarded, allotted and assigned to Mabel Elizabeth Swain Sell by the Commissioners making a division of the William H. Swain Estate.

Property Address: 0 Northampton Drive, Winston-Salem, NC 27105

The property conveyed hereby does not include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Mabel Elizabeth Swain Sell by instrument recorded in Book 1114, Page 2718, Forsyth County Registry, and the Grantor acquired title through the estates of the Mabel Sell (90 E 535, Forsyth County) and Burnis Sell (21 E 2718, Forsyth County).

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 Grantors have duly executed the foregoing as of the day and year first above written.

(signatures on following pages)

Kathryn N. Sell (SEAL)
Kathryn N. Sell, Co-Trustee of the Burnis
W. Sell Trust U/W dated September 18, 1990

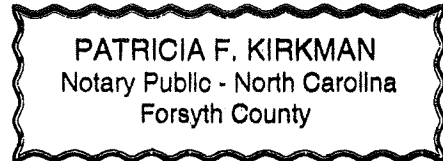
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Kathryn N. Sell, Co-Trustee of the Burnis W. Sell Trust U/W dated September 18, 1990**

Date: 3-11-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

Scott Sell (SEAL)
Scott Sell, Co-Trustee of the Burnis
W. Sell Trust U/W dated September 18, 1990

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Scott Sell, Co-Trustee of the Burnis W. Sell Trust U/W dated September 18, 1990**

Date: 3-11-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24