

2024015381 00104

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1300.00

PRESENTED & RECORDED
05/14/2024 02:17:57 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3806
PG: 1544 - 1551

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,300.00

Parcel Identifier No.: 6825-17-2877 (Block 1916, Lot 006A)

Mail tax bills to Grantee: 2431 Warwick Road, Winston-Salem, NC 27104

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: Lot 7 & part of Lot 6, West Highlands, Section 3

THIS DEED, made this the 14 day of May, 2024, by and between **Steven R. Sessions, Carol S. Hefner and John H. Sessions, Co-Executors of the Estate of Betty Morris Sessions; and Steven R. Sessions, Carol S. Hefner and John H. Sessions, Co-Trustees of the Betty Morris Sessions Testamentary Trust dated September 9, 2019**, hereinafter collectively referred to as **Grantor**; and, **Kenneth Vinson Brooks and wife, Sarah Jane Brooks** (mailing address: 2431 Warwick Road, Winston-Salem, NC 27104), hereinafter collectively referred to as **Grantee**.

WITNESSETH:

WHEREAS, Betty Morris Sessions (hereinafter referred to as the "Decedent") died on February 1, 2022 seized of the real property described below in fee simple, and the Last Will and Testament of the Decedent has been duly probated and recorded in the Office of the Clerk of Superior Court of Forsyth County, North Carolina, bearing Estate File Number 22 E 1780; and,

WHEREAS, Article IV of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will") appointed Steven R. Sessions, Carol S. Hefner and John H. Sessions as Co-Executors of the Estate of the Decedent and they have so qualified; and,

WHEREAS, Article I of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to Steven R. Sessions, Carol S. Hefner and John H. Sessions, as Co-Trustees of the Betty Morris Sessions Testamentary Trust dated September 9, 2019 (** see Certification of Trust attached hereto as Exhibit A); and,

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

WHEREAS, notice to creditors of the estate was published as required by NCGS 28A-14-1.

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:

Tract 1:

BEGINNING at a point in the Northern edge of Warwick Road, a corner on Warwick Road, between Lots 6 and 7, Block 9 of West Highlands, Section No. 3; running thence in a Northerly direction along and with the said dividing line between Lots 6 and 7, said block and section, 216 feet, more or less, to a stake, a corner in the dividing line between Lots 5, 6 and 7, said block and section; thence in an Easterly direction 90 feet, more or less, to a stake; thence in a Southerly direction 234.5 feet, more or less, to a stake in the Northern edge of Warwick Road; thence along and with the Northern edge of Warwick Road 135 feet, more or less, to a stake, the Place of BEGINNING.

The tract of land above described being Lot No. 7 in Block 9 of West Highlands, Section 3, according to a certain map or plat dated July, 1928, and recorded in the Office of Register of Deeds, Forsyth County, in Plat Book 7, page 84, reference to which is hereby made.

Tract 2:

Beginning at a point in the northern edge of Warwick Road at the common corners of Lots 6 and 7 in Block 9, West Highlands, Section 3, and thence along the northern edge of said Warwick Road in a westerly direction 10 feet to a point; thence in a northerly direction an approximate distance of 216 feet to a point in the southern boundary line of Lot 5 of Block 9, West Highlands, Section 3; thence with the said southern boundary line of Lot 5 in a eastwardly direction a distance of 10 feet to the northwest corner of the aforesaid Lot 7; thence with the western boundary line of Lot 7 in a southwardly direction an approximate distance of 216 feet to the point and place of beginning, and being a 10 foot strip along the eastern boundary line of Lot 6 as aforesaid, said Lot 6 being shown on a Plat dated July, 1928, and recorded in the Office of the Register of Deeds of Forsyth County in Plat Book 7 at page 84, reference to which Plat is hereby made.

Property Address: 2431 Warwick Road, Winston-Salem, NC 27104

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

The property hereinabove described was acquired by the Decedent by instrument recorded in Book 1551, Page 684, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (22 E 1780, 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.

Steven R. Sessions (SEAL)
Steven R. Sessions, as Co-Executor of the Estate of Betty Morris Sessions; and as Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019

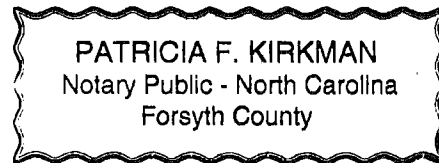
State of North Carolina, County of Forsyth

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: **Steven R. Sessions, in his capacity as Co-Executor of the Estate of Betty Morris Sessions; and as Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019.**

Date: 5-14-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

Carol S. Hefner (SEAL)

Carol S. Hefner, as Co-Executor of the Estate of Betty Morris Sessions; and as Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019

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: **Carol S. Hefner, in her capacity as Co-Executor of the Estate of Betty Morris Sessions; and as Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019.**

Date: 5-14-24

Patricia F. Kirkman
Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5-29-24

John H. Sessions

(SEAL)

John H. Sessions, as Co-Executor of the Estate of Betty Morris Sessions; and as Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019

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: **John H. Sessions, in his capacity as Co-Executor of the Estate of Betty Morris Sessions and as Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019.**

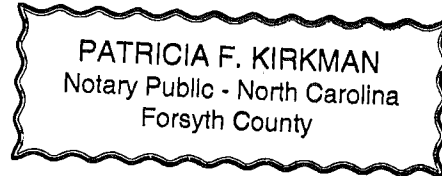
Date: 5-14-24

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman

printed or typed name of notary public



My Commission Expires: 5/29/24

Exhibit A

CERTIFICATION OF TRUST


Grantor: Betty M. Sessions
Name of Trust: the Betty Morris Sessions Testamentary Trust dated September 9, 2019
Current Trustees: Steven R. Sessions, Carol S. Hefner and John H. Sessions

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

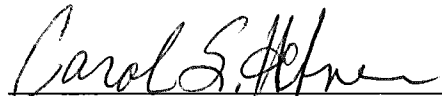
- 1) The Trust was created through the operation of the Last Will and Testament of Betty M. Sessions executed on September 9, 2019, is in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
- 2) The undersigned are all of the currently-acting Trustees.
- 3) The Trust is irrevocable.
- 4) The above-designated Trustees are fully empowered to act for the Trust and are hereby properly exercising the Trustees' 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 undersigneds' 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 Trustees' authority to act on behalf of the Trust.
- 6) The Trustees are authorized by the Trust Agreement to exercise all of the powers which are conferred upon the Trustees 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: "Steven R. Sessions, Carol S. Hefner and John H. Sessions, Co-Trustees of the Betty Morris Sessions Testamentary Trust dated September 9, 2019."

IN WITNESS WHEREOF, the undersigned Trustees hereby execute this Certification of Trust as of the 14th day of May, 2024.

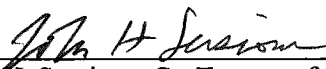
Trustees:



 Steven R. Sessions, Co-Trustee of the
 Betty Morris Sessions Testamentary
 Trust dated September 9, 2019



 Carol S. Hefner, Co-Trustee of the
 Betty Morris Sessions Testamentary
 Trust dated September 9, 2019



 John H. Sessions, Co-Trustee of the
 Betty Morris Sessions Testamentary
 Trust dated September 9, 2019

State of North Carolina, County of Forsyth

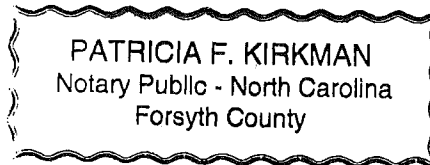
I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Steven R. Sessions, Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019.**

Date: 5-14-24

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5-29-24

State of North Carolina, County of Forsyth

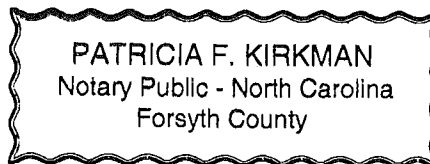
I certify that the following person personally appeared before me this day, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Carol S. Hefner, Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019.**

Date: 5-14-24

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/24

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: **John H. Sessions, Co-Trustee of the Betty Morris Sessions Testamentary Trust dated September 9, 2019.**

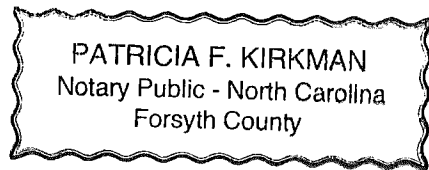
John H. Sessions
Date: 5.14.24

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman

printed or typed name of notary public



My Commission Expires: 5/29/24