

2024035635 00100

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$826.00

PRESENTED & RECORDED
 10/21/2024 01:22:06 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3831
PG: 3981 - 3987

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 826.00

Parcel Identifier No. 6867-21-9858.000 AND 6867-22-1223.000

Mail/Box to: Grantee at address below

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the Closing Attorney to the county Tax Collector upon disbursement of closing proceeds – NO TITLE SEARCH OR CLOSING SERVICES REQUESTED OR PERFORMED

Brief description for the Index: Tracts

THIS DEED made this 18th day of October, 2024, by and between

| GRANTOR | GRANTEE |
|---|---|
| <p>BYRAN THOMAS TABOR and SUZANNE S. TABOR, Trustees of the Byran Thomas Tabor Revocable Trust Dated March 2, 1995, as last amended and restated August 23, 2021 -and-</p> <p>BYRAN THOMAS TABOR and SUZANNE S. TABOR, Trustees of the Suzanne S. Tabor Revocable Trust Dated March 2, 1995, as last amended and restated August 23, 2021</p> | <p>BROWN CARRIERS, INC., a North Carolina corporation</p> <p>Mailing Address: PO Box 12643 Winston Salem, NC 27117</p> <p>Property Address: 720 Morris Road Winston Salem, NC 27101 AND 0 Walkertown-Guthrie Road Walkertown, NC 27051</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 or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING all that property shown in Plat entitled "Parcel (1) Recombination for The Tabor Family Trust" recorded in Plat Book 80, page 91, Forsyth County Registry and consisting of 14.36 acres, more or less.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

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.

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

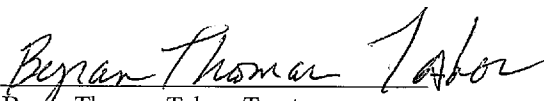
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

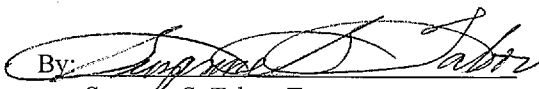
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and property taxes for the current year which shall be prorated through the closing date.

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

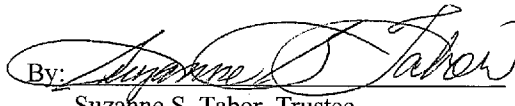
The Byran Thomas Tabor Revocable Trust dated March 2, 1995, as amended and restated August 23, 2021, aka The Tabor Family Trust, aka The Byran Thomas Tabor and Suzanne S. Tabor Revocable Trust

By: 
Byran Thomas Tabor, Trustee

By: 
Suzanne S. Tabor, Trustee

The Suzanne S. Tabor Revocable Trust dated March 2, 1995, as amended and restated August 23, 2021, aka The Tabor Family Trust, aka The Byran Thomas Tabor and Suzanne S. Tabor Revocable Trust

By: 
Byran Thomas Tabor, Trustee

By: 
Suzanne S. Tabor, Trustee

State of NC - 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 therein and in the capacity indicated: Byran Thomas Tabor and Suzanne S. Tabor

Date: 10/18/2024

Lynne R. Holton
Notary Public
Lynne R. Holton

Print Name

My commission expires: 2/5/2027

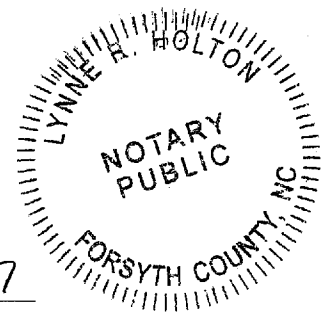


EXHIBIT A

Drafted by and return to:

Lynne R. Holton, Esq. Box 66

NORTH CAROLINA

CERTIFICATION OF TRUST

FORSYTH COUNTY

Pursuant to Section 10-1013 of Chapter 36C of the North Carolina General Statutes, this Certification of Trust is signed by all the currently acting Trustee(s) of the Byran Thomas Tabor Revocable Trust dated March 2, 1995, as last amended and restated August 23, 2021 and any amendments thereto, who declare:

1. The Trust was created by Byran Thomas Tabor.
2. The current Trustees of the trust are: Byran Thomas Tabor and Suzanne S. Tabor.
3. The name of the Trust is: The Byran Thomas Tabor Revocable Trust dated March 2, 1995, as last amended and restated August 23, 2021.
4. The address of the Trust is: 1450 Tabor Ranch Road, Winston Salem, NC 27101.
5. The Trust is governed by the laws of the State of North Carolina and the Trustee(s) are specifically authorized to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real property held by the Trust.
6. The undersigned has the power as Trustee to do all things and perform all acts that seem requisite and desirable in the businesslike administration of the Trust.
7. Assets of the Trust are owned, purchased or sold in the name of Byran Thomas Tabor and Suzanne S. Tabor, Trustees, or their successors in trust, under the Byran Thomas Tabor Revocable Trust dated March 2, 1995, as last amended and restated August 23, 2021, and any amendments thereto.
8. The Trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

This document is for the information of parties doing business with the Trust, including but not limited to: Banks, Savings & Loan Associations, Brokers, Transfer Agents and Other Financial Organizations holding accounts belonging to the undersigned, and for the information of Title Insurance Companies and attorneys reviewing title to real estate owned by the Trust.

The undersigned has executed this Certification of Trust this 18th day of October, 2024.

The Byran Thomas Tabor Revocable Trust dated March 2, 1995, as last amended and restated August 23, 2021

By: Byran Thomas Tabor
Byran Thomas Tabor, Trustee

By: Suzanne S. Tabor
Suzanne S. Tabor, Trustee

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 therein and in the capacity indicated: Byran Thomas Tabor and Suzanne S. Tabor.

Date: 10/18/2024

Lynne R. Holton
Notary Public
Lynne R. Holton

Print Name _____

My commission expires: 2/5/2027

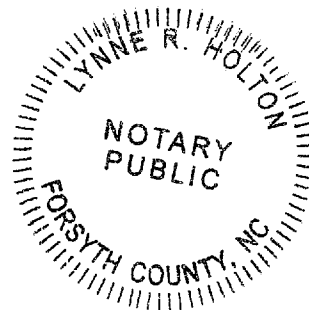


EXHIBIT B

Drafted by and return to:

Lynne R. Holton, Esq. Box 66

NORTH CAROLINA

CERTIFICATION OF TRUST

FORSYTH COUNTY

Pursuant to Section 10-1013 of Chapter 36C of the North Carolina General Statutes, this Certification of Trust is signed by all the currently acting Trustee(s) of the Suzanne S. Tabor Revocable Trust dated March 2, 1995, as last amended and restated August 23, 2021 and any amendments thereto, who declare:

1. The Trust was created by Suzanne S. Tabor.
2. The current Trustees of the trust are: Byran Thomas Tabor and Suzanne S. Tabor.
3. The name of the Trust is: The Suzanne S. Tabor Revocable Trust dated March 2, 1995, as last amended and restated August 23, 2021.
4. The address of the Trust is: 1450 Tabor Ranch Road, Winston Salem, NC 27101.
5. The Trust is governed by the laws of the State of North Carolina and the Trustee(s) are specifically authorized to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real property held by the Trust.
6. The undersigned has the power as Trustee to do all things and perform all acts that seem requisite and desirable in the businesslike administration of the Trust.
7. Assets of the Trust are owned, purchased or sold in the name of Byran Thomas Tabor and Suzanne S. Tabor, Trustees, or their successors in trust, under the Suzanne S. Tabor Revocable Trust dated March 2, 1995, as last amended and restated August 23, 2021, and any amendments thereto.
8. The Trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

This document is for the information of parties doing business with the Trust, including but not limited to: Banks, Savings & Loan Associations, Brokers, Transfer Agents and Other Financial Organizations holding accounts belonging to the undersigned, and for the information of Title Insurance Companies and attorneys reviewing title to real estate owned by the Trust.

The undersigned has executed this Certification of Trust this 18th day of October, 2024.

The Suzanne S. Tabor Revocable Trust dated March 2, 1995, as last amended and restated August 23, 2021

By: Byran Thomas Tabor
Byran Thomas Tabor, Trustee

By: Suzanne S. Tabor
Suzanne S. Tabor, Trustee

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 therein and in the capacity indicated: Byran Thomas Tabor and Suzanne S. Tabor.

Date: 10/18/2024

Lynne R. Holton
Notary Public
Lynne R. Holton

Print Name

My commission expires: 2/5/2027

