

2025001062 00099
FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1600.00
PRESENTED & RECORDED
01/13/2025 12:38:31 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3844
PG: 860 - 864

Drafted By: Bryan C. Thompson, Esq.
Robinson & Lawing, LLP

RECORDING TIME

This instrument prepared by Bryan C. Thompson, 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.

PROBATE AND FILING FEES _____ paid

No Title Performed By Drafting Attorney

EXCISE TAX \$ 1,600.00

PIN #: 6816-73-7511
Property Address: 3430 Buena Vista Road, Winston-Salem, NC 27106.
Mail after recording and future tax bills to: Grantee at 3430 Buena Vista Road, Winston-Salem, NC 27106.

NORTH CAROLINA LIMITED WARRANTY DEED

THIS DEED made this 6th day of January, 2025, by and between

GRANTOR	GRANTEE
Bryan C. Thompson, Trustee of the Mary L. Annecelli Irrevocable Trust ** 110 Oakwood Drive, Suite 200 Winston-Salem, NC 27103	David Brady and wife, Lindsay Thornton 3430 Buena Vista Road Winston-Salem, NC 27106

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to them 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 in Forsyth County, North Carolina, more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.
** see Trust Certification attached hereto as Exhibit B

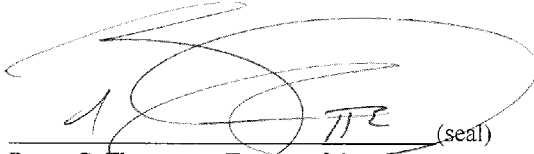
Together with and subject to all easements and restrictions of record, if any.

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 save and except all easements and restrictions of record, if any. And the Grantor, as Trustee of the Mary L. Annecelli Irrevocable Trust does hereby covenant that he has not placed nor suffered to be placed any presently existing liens or encumbrances against said premises, and that he will warrant and defend the title to the same against the lawful claims of all persons claiming by, through, under or on account of the Grantor, as Trustee, insofar as it is his duty to do so by virtue of his office as Trustee but no further.

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

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.

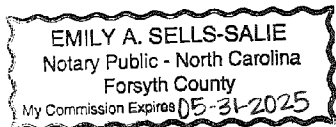
IN WITNESS WHEREOF the Grantor has set their hands and seals the day and year first above written.


 Bryan C. Thompson, Trustee of the
 Mary L. Annecelli Irrevocable Trust (seal)

STATE OF NORTH CAROLINA)
 COUNTY OF FORSYTH)

I, Emily A. Sells-Salie, a Notary Public of Forsyth County, North Carolina, certify that Bryan C. Thompson, Trustee of the Mary L. Annecelli Irrevocable Trust personally appeared before me this day and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and notarial seal, this 6th day of January, 2025.



(SEAL)

Emily A. Sells-Salie
Emily A. Sells-Salie (print name)

My Commission Expires: 05-31-2025

Exhibit A

Being known and designated as Lot Nos. 33, 34, 35, 36, 37, 38 and 39, Block E, as shown on the map of ENGLEWOOD, same being of record in Plat Book 3, Page 56A, in the office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Tax Parcel Number: 6816-73-7511.000 (Block 1488, Lot 036)

Property Address: 3420 Buena Vista Road, Winston-Salem, NC 27106



Exhibit B

Prepared by and Return to:
Bryan C. Thompson, Esq.
Robinson & Lawing, LLC
110 Oakwood Drive, Suite 200
Winston-Salem, NC 27103

STATE OF NORTH CAROLINA

TRUST CERTIFICATION

COUNTY OF FORSYTH

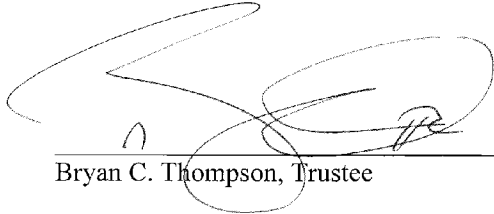
THIS CERTIFICATION (the "Certificate") made this 6th day of JANUARY, 2025, by BRYAN C. THOMPSON, TRUSTEE OF THE MARY L. ANNECELLI IRREVOCABLE TRUST pursuant to NCGS 36C-10-1013:

1. The Trust was lawfully executed on April 16, 2024, was validly created, has been continuously in existence, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representations contained herein to be incorrect; the grantor of the Trust is Mary L. Annecelli.
2. The Grantor of the Trust, if revocable, issued no instructions that would limit or restrict the Trustee's authority to enter into or consummate this transaction in accord with this certificate;
3. The identity and address of the Trustee identified above is: Bryan C. Thompson, 110 Oakwood Drive, Suite 200, Winston-Salem, NC 27103.
4. The undersigned Trustee is authorized by the Trust instrument or by the provisions of applicable law to acquire, sell, convey, encumber, lease, borrow, gift, manage, hypothecate, and otherwise deal with interests in real and personal property in the trust;
5. The Trust does not limit a Trustee's authority to sign necessary documents, execute this certificate or otherwise authenticate the Trust and the Trustee required to exercise the powers contained in the Trust has executed this certificate;

6. The Trust's taxpayer identification number is _____ (do not provide of certification to be made a part of the public records); and

FURTHER, Trustee does hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed and original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of the grantor).

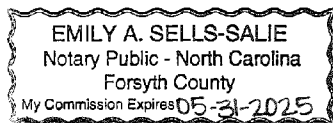
IN WITNESS WHEREOF, the Trustee hereto has duly signed and sealed this instrument in duplicate.

 (SEAL)
Bryan C. Thompson, Trustee

STATE OF North Carolina)
COUNTY OF Forsyth)

I, Emily A. Sells-Salie, a Notary Public for the County and State aforesaid, do hereby certify that BRYAN C. THOMPSON, Trustee of The Mary L. Annecelli Irrevocable Trust, either being personally known to me or proven by satisfactory evidence, personally appeared before me this date, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein.

WITNESS my hand and notarial seal, this 6th day of January, 2025.



(SEAL)

Emily A. Sells-Salie
Emily A. Sells-Salie (print name)
Notary Public

My Commission Expires: 05-31-2025