

202501143 00180FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$400.00PRESENTED & RECORDED
04/07/2025 04:11:57 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3856**
PG: 4030 - 4036

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No.: 6824-58-9122.000 (Block 2960, Lot 069)

Mail tax bills to Grantee: 4702 Brighton Park Drive, Winston-Salem, NC 27103

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: 1263 Tredwell Drive

THIS DEED, made this the 4th day of April, 2025, by and between **Bryan C. Thompson, as Successor Trustee of the Gurprit Singh Third Party Special Needs Trust**; and **Bryan C. Thompson, as Successor Trustee of the Mohinder Singh Revocable Trust (a/k/a the Guru Kirpa Revocable Trust)**; and **Bryan C. Thompson as Executor of the Estate of Mohinder Singh**, hereinafter collectively referred to as **Grantor**; and, **Austin Crocker and wife, Nichelle Crocker**, (mailing address: 4702 Brighton Park Drive, Winston-Salem, NC 27103), hereinafter collectively referred to as **Grantee**.

W I T N E S S E T H:

WHEREAS, Mohinder Singh, unmarried (hereinafter referred to as the "Decedent") died on August 25, 2024 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 25 E 265; and,

WHEREAS, Bryan C. Thompson has been duly qualified as the Executor of the Last Will and Testament of the Decedent (hereinafter referred to as the "Will"); and,

WHEREAS, Article IV of the Will bequeathed and conveyed the residuary estate of the Decedent, including real property, to the Trustee of the Mohinder Singh Revocable Trust (a/k/a the Guru Kirpa Revocable Trust), a certification of which Trust is attached as Exhibit A hereto; and,

WHEREAS, the terms of the Mohinder Singh Revocable Trust (a/k/a the Guru Kirpa Revocable Trust) provide that all of its assets, including the real property described herein, shall be distributed to the Gurprit Singh Third Party Special Needs Trust, a certification of which Special Needs Trust is attached as Exhibit B hereto; and,

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:

BEGINNING at an iron stake on the east side of Wright Street, said iron stake being North 00° 28' West 351.40 feet from a concrete monument on the east side of Wright Street where the north line of Deborah Lane extended intersects; running thence with the east side of Wright Street, North 00° 28' West 50 feet to an iron stake; thence running South 89° 54' 50" East 129.51 feet to an iron stake; running thence South 00° 30' 52" East 50 feet to an iron stake; thence North 89° 54' 50" West 129.55 feet to an iron stake in the east side of Wright Street, the point and place of beginning and being the identical property as described in deed recorded in Book 1249, Page 1326, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 1263 Tredwell Drive, Winston-Salem, NC 27103

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

The property hereinabove described was acquired by the Decedent by instrument recorded in Book 3636, Page 4375, Forsyth County Registry and the Grantors acquired title through the estate of the Decedent (25 E 265, 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.



(SEAL)

Bryan C. Thompson, as Successor Trustee of the Gurprit
Singh Third Party Special Needs Trust; as Successor
Trustee of the Mohinder Singh Revocable Trust
(a/k/a the Guru Kirpa Revocable Trust); and as
Executor of the Estate of Mohinder Singh

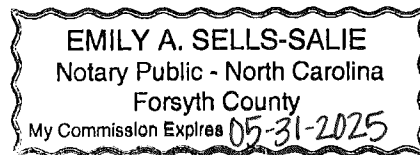
State of North Carolina, County of Forsyth

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: **Bryan C. Thompson, as Successor Trustee of the Gurprit Singh Third Party Special Needs Trust; as Successor Trustee of the Mohinder Singh Revocable Trust (a/k/a the Guru Kirpa Revocable Trust); and as Executor of the Estate of Mohinder Singh**

Date: 04/04/2025

Emily A. Sells-Salie
Notary Public

Emily A. Sells-Salie
printed or typed name of notary public



My Commission Expires: 05-31-2025

Exhibit A

CERTIFICATION OF TRUST

Grantor: Mohinder Singh
Name of Trust: the Mohinder Singh Revocable Trust (a/k/a the Guru Kirpa Revocable Trust)
Current Trustee: Bryan C. Thompson

The undersigned Trustee hereby confirms the existence of the within-described Trust and certifies the following:

1) The Trust was executed on February 4, 2021 and was designated as the Guru Kirpa Revocable Trust, however the last Will and Testament of the Grantor refers to said Trust as the Mohinder Singh Revocable Trust; and which Trust 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 is the sole currently-acting Successor Trustee.

3) The Trust became irrevocable upon the death of the Grantor on August 25, 2024.

4) The above-designated Trustee is fully empowered to act for the Trust and is hereby properly exercising the Trustee's authority under this Trust. No other Trustee or other individual or entity is required to execute any document on behalf of the Trust.

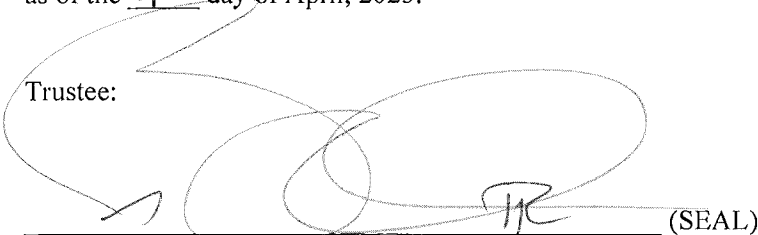
5) To the undersigned's knowledge, there are no claims, challenges of any kind, or causes of action alleged, which contest or question the validity of the Trust or the Trustee's authority to act on behalf of the Trust.

6) The Trustee is authorized by the Trust Agreement to exercise all of the powers which are conferred upon the Trustee 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: "Bryan C. Thompson, Successor Trustee of the Mohinder Singh Revocable Trust (a/k/a the Guru Kirpa Revocable Trust)."

IN WITNESS WHEREOF, the undersigned Trustee does hereby execute this Certification of Trust as of the 4th day of April, 2025.

Trustee:



(SEAL)

Bryan C. Thompson, Successor Trustee of the Mohinder Singh Revocable Trust (a/k/a the Guru Kirpa Revocable Trust)

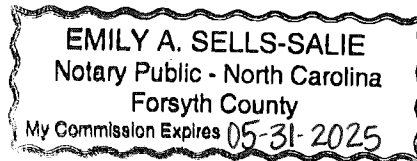
North Carolina, Forsyth County

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: **Bryan C. Thompson, Successor Trustee of the Mohinder Singh Revocable Trust (a/k/a the Guru Kirpa Revocable Trust)**, and that by authority duly given and as the act of the Trust, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 04/04/2025

Emily A. Sells-Salie
Notary Public

Emily A. Sells-Salie
printed or typed name of Notary Public



My Commission Expires: 05-31-2025

Exhibit B**CERTIFICATION OF TRUST**

Grantor: Mohinder Singh
Name of Trust: the Gurprit Singh Third Party Special Needs Trust
Current Trustee: Bryan C. Thompson

The undersigned Trustee hereby confirms the existence of the within-described Trust and certifies the following:

1) The Trust was created by operation of the Guru Kirpa Revocable Trust (a/k/a the Mohinder Singh Revocable Trust), executed on February 4, 2021, and which Trust 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 is the sole currently-acting Successor Trustee.

3) The Trust became irrevocable upon the death of the Grantor on August 25, 2024.

4) The above-designated Trustee is fully empowered to act for the Trust and is hereby properly exercising the Trustee's authority under this Trust. No other Trustee or other individual or entity is required to execute any document on behalf of the Trust.

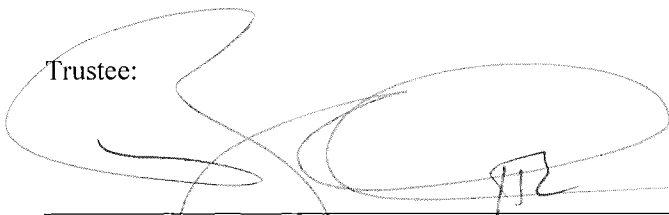
5) To the undersigned's knowledge, there are no claims, challenges of any kind, or causes of action alleged, which contest or question the validity of the Trust or the Trustee's authority to act on behalf of the Trust.

6) The Trustee is authorized by the Trust Agreement to exercise all of the powers which are conferred upon the Trustee 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: "Bryan C. Thompson, Successor Trustee of the Gurprit Singh Third Party Special Needs Trust."

IN WITNESS WHEREOF, the undersigned Trustee does hereby execute this Certification of Trust as of the 4th day of April, 2025.

Trustee:



(SEAL)

Bryan C. Thompson, Successor Trustee of the Gurprit Singh Third Party Special Needs Trust

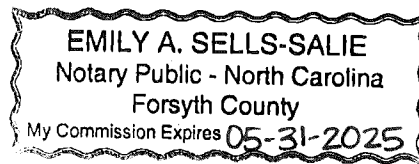
North Carolina, Forsyth County

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: **Bryan C. Thompson, Successor Trustee of the Gurprit Singh Third Party Special Needs Trust**, and that by authority duly given and as the act of the Trust, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 04/04/2025

Emily A. Sells-Salie
Notary Public

Emily A. Sells-Salie
printed or typed name of Notary Public



My Commission Expires: 05-31-2025