

**2023032587 00037**

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXTX

**\$1120.00**

PRESENTED &amp; RECORDED

09/22/2023 11:34:05 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3774

PG: 388 - 396

**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$1,120.00****Tax Parcel Identification Number: 6816-72-7062.000**

**This instrument was prepared by:** T. Lawson Newton, 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 PERFORMED OR REQUESTED****Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 2850 Robinhood Road, Winston Salem, NC 27106**Property Address:** 2850 Robinhood Road, Winston-Salem, NC 27106

Brief description for the Index: Tract, Robinhood Road

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THIS DEED made this 11 day of September, 2023 by and between

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**GRANTOR**

**Jacklyn M. Werner Revocable Trust Under  
Agreement dated November 1, 1996,  
Jacklyn M. Werner, Kirk M. Werner and  
Mark E. Werner, Trustees**

**GRANTEE**

Ananthi Al Ramiah  
and spouse,  
Sumithran Danabalan  
2850 Robinhood 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, 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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 2174 Page 1702 Forsyth County Registry.

**THIS IS  OR IS NOT  THE GRANTOR'S PRIMARY RESIDENCE**

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 easements and restrictions of record, if any; and 2022 property taxes.

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

Jacklyn M. Werner (SEAL)  
Jacklyn M. Werner, Trustee of the Jacklyn M. Werner Revocable Trust Under  
Agreement dated November 1, 1996

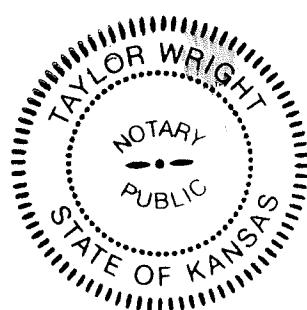
STATE OF Kansas

COUNTY OF Johnson

I, Taylor Wright, a Notary Public for the County of Johnson and State of Kansas, do hereby certify that Jacklyn M. Werner, **Trustee of the Jacklyn M. Werner Revocable Trust Under Agreement dated November 1, 1996** either being personally known to me or proven by satisfactory evidence (said evidence being A DRIVERS LICENSE), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 11 day of September, 2023.

Taylor Wright  
Notary Public  
Name: Taylor Wright  
My Commission Expires: 09/25/24



Mark E Werner

(SEAL)

Mark E. Werner, Trustee of the Jacklyn M. Werner Revocable Trust Under  
Agreement dated November 1, 1996

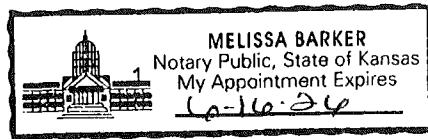
STATE OF KansasCOUNTY OF Johnson

I, Melissa Barker, a Notary Public for the County of Johnson and  
State of Kansas, do hereby certify that Mark E. Werner, **Trustee of the Jacklyn M. Werner  
Revocable Trust Under Agreement dated November 1, 1996** either being personally known to me or  
proven by satisfactory evidence (said evidence being Valid Drivers License), personally appeared before  
me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the  
purposes therein stated.

Witness my hand and Notarial stamp or seal this 11<sup>th</sup> day of September, 2023.

Melissa Barker

Notary Public

Name: Melissa BarkerMy Commission Expires: 6-16-26

(SEAL)

~~Kirk M. Werner, Trustee of the Jacklyn M. Werner Revocable Trust Under  
Agreement dated November 1, 1996~~

STATE OF                   COUNTY OF                   

I,                   , a Notary Public for the County of                    and  
State of                   , do hereby certify that Kirk M. Werner, **Trustee of the Jacklyn M. Werner  
Revocable Trust Under Agreement dated November 1, 1996** either being personally known to me or  
proven by satisfactory evidence (said evidence being                   ), personally appeared before  
me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the  
purposes therein stated.

Witness my hand and Notarial stamp or seal this                    day of                   , 2023.

                    
Notary PublicName:                   My Commission Expires:

(SEAL)

**Mark E. Werner, Trustee of the Jacklyn M. Werner Revocable Trust Under  
Agreement dated November 1, 1996**

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public for the County of \_\_\_\_\_ and  
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me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the  
purposes therein stated.

Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public

Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



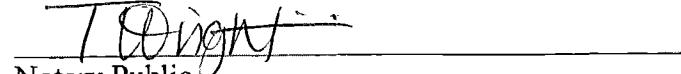
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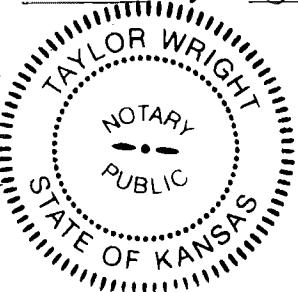
STATE OF KansasCOUNTY OF Johnson

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State of Kansas, do hereby certify that Kirk M. Werner, **Trustee of the Jacklyn M. Werner  
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proven by satisfactory evidence (said evidence being Driver's License), personally appeared before  
me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the  
purposes therein stated.

Witness my hand and Notarial stamp or seal this 11 day of September, 2023.



Notary Public

Name: Taylor Wright  
My Commission Expires: 09/25/24

## EXHIBIT A

BEGINNING at an iron stake in the Southern right of way line of Robinhood Road, said iron stake marking the Northeast corner of J. H. Brantly (see Deed Book 998, Page 129) ; running thence with the Southern right of way line of Robinhood Road the following two courses and distances: North 87 degrees 30 minutes, 43 seconds East 88.19 feet to a point; thence North 86 degrees 54 minutes 48 seconds East 36.71 feet to a nail in pavement, said nail marking the Northwest corner of S. W. Turner (see Deed Book 1009, Page 723) ; thence with Turner's West line, South 02 degrees 30 minutes 56 seconds East 200.38 feet to an iron stake; thence South 87 degrees 30 minutes 43 seconds West 125.00 feet to an iron stake in the East line of J. H. Brantly; thence with Brantly's East line, North 02 degrees 29 minutes 00 seconds West 200.00 feet to an iron stake in the Southern right of way line of Robinhood Road, the point and place of BEGINNING, said description being in accordance with a survey made by Larry L. Callahan, R. L. S, dated 02/21/89, bearing Job No. 2976-1. Being Tax Lot 3A, Block 2953, as presently shown on the Forsyth County Tax Maps. For further reference see Deed Book 959, Page 647, Forsyth County Registry.

**TRUSTEE CERTIFICATION**  
(36C-10-1013)

THIS CERTIFICATION (the "Certificate") made this 11/12 day of September, 2023, by Jacklyn M. Werner, Mark E. Werner, and Kirk M. Werner, Trustees of the Jacklyn M. Werner Revocable Trust Under Agreement dated November 1, 1996 (Trust), to Ananthi Al Ramiah and Sumithran Danabalan (Purchasers), Tom Kangur (Closing Attorney), any lender financing this transaction and any Title Insurer (Insurer) insuring title to the property situated in the State of North Carolina and described in Schedule A (Land), their successors and/or assigns, all of whom are relying on the veracity of this certification, witnesseth:

WHEREAS, said Insurer has issued a commitment of title insurance insuring the title to the Land; and

WHEREAS, said Insurer will be requested to issue its policy or policies of title insurance insuring the title to the Land; and

WHEREAS, the Land is owned or to be owned by the Trust; and

WHEREAS, said Insurer will not issue its policy without being provided an acceptable certificate concerning the authority of the Trustee(s) to enter in to the contemplated transaction pursuant to the North Carolina Uniform Trust Code, and

WHEREAS, said Insurer will not issue its policy without exception to matters concerning ownership of the Land by the Trust, unless assured to certain facts as herein set out;

NOW THEREFORE, Trustee(s) certify as follows:

1. The Trust has been lawfully executed, was validly created, 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;
2. The Settlor(s) of the Trust, if revocable, issued no instructions that would limit or restrict the Trustees' authority to enter into or consummate this transaction in accord with this certificate;
3. The identity and address of the currently acting Trustee(s) identified above is:  
Jacklyn M. Werner, Mark E. Werner, and Kirk M. Werner, Trustees  
\_\_\_\_\_  
\_\_\_\_\_  
(Address);

4. The Trustee has been granted due authority to enter into and consummate the transaction contemplated by the Insurer's title insurance commitment, the Trust grants all the necessary powers to the Trustee(s) and contains no limitations or restrictions on said authority that would prohibit or limit the trustee's authority to enter into and consummate the proposed transaction.
  
5. The Trust does not limit a Trustee's authority to sign necessary documents, execute this certificate or otherwise authenticate the Trust and all co-trustees required to exercise the powers contained in the Trust have executed this certificate.
  
6. The Trust's taxpayer identification number is: xxx-xx-x420; and

FURTHER, Trustee(s) does/do 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 an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

IN WITNESS WHEREOF, the Trustee(s) hereto have duly signed and sealed this instrument in duplicate.

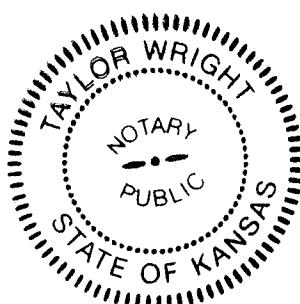
Jacklyn M Werner (SEAL)  
**Jacklyn M. Werner, Trustee of the Jacklyn M. Werner Revocable Trust Under  
 Agreement dated November 1, 1996**

STATE OF Kansas - COUNTY OF Johnson

I, Taylor Wright, a Notary Public for the County of Johnson and State of Kansas, do hereby certify that Jacklyn M. Werner, **Trustee of the Jacklyn M. Werner Revocable Trust Under Agreement dated November 1, 1996** either being personally known to me or proven by satisfactory evidence (said evidence being a drivers license), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 11 day of September, 2023.

Taylor Wright  
 Notary Public  
 Name: Taylor Wright  
 My Commission Expires: 09/25/24



Mark E. Werner (SEAL)

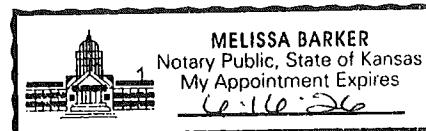
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Agreement dated November 1, 1996**

STATE OF Kansas  
COUNTY OF Johnson

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Witness my hand and Notarial stamp or seal this 11<sup>th</sup> day of September, 2023.

Notary Public  
Name: Melissa Barker  
My Commission Expires: 6-16-26



(SEAL)

**Kirk M. Werner, Trustee of the Jacklyn M. Werner Revocable Trust Under  
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STATE OF \_\_\_\_\_

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Witness my hand and Notarial stamp or seal this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public  
Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

(SEAL)

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STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

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Notary Public

Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

(SEAL)

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