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FILED ELECTRONICALLY
YADKIN COUNTY NC
ARIC WILHELM
REGISTER OF DEEDS

FILED Jun 09, 2022
AT 11:53:13 AM
BOOK 01359
START PAGE 0329
END PAGE 0332
INSTRUMENT # 02747
EXCISE TAX \$0.00

Tax Collector: AB
Land Records: AB
Tax Appraisal: AB

Excise Tax: NTC

Recording Time, Book and Page

Mail after recording to GRANTEE(S):

GRANTEE(S) assumes responsibility for listing taxes, and updating of correct mailing address to the Yadkin County Tax Collector.

This instrument was prepared by: **Andrew G. Brown** File No. 17-1442A
FINGER, ROEMER, BROWN & MARIANI, L.L.P.
Post Office Drawer 8, Jonesville, North Carolina, 28642

**DOCUMENT PREPARATION ONLY - THIS DEED WAS PREPARED WITHOUT A TITLE SEARCH
AND NO OPINION AS TO TITLE OR OWNERSHIP IS EXPRESSED OR IMPLIED BY THE
PREPARATION OF THIS INSTRUMENT. NO CLOSING WAS PERFORMED BY THIS OFFICE**

*****Drafting Attorney is responsible for paying only past due property taxes.**

Brief description for the Index: Tract 2 &
Tract 3, Plat Book 13, Pages 201 & 202
Parcel ID: portions of 155931 (4961117595);
125094 (4961177210456) and 124738
(496100219405)

Pursuant to N.C. GEN. STAT. § 105-317.2(2):
Property conveyed herein ☐ does ☒ does not
include the primary residence of a Grantor(s).

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made this the 13th day of April, 2022 by and between

GRANTOR(S)

**THE PIERSON WORTH COLBERT
IRREVOCABLE TRUST,
BRYAN C. THOMPSON, TRUSTEE
210 S. Cherry Street
Winston-Salem, NC 27101**

**BOBBY LEE COLBERT & wife,
LYNN C. COLBERT
256 South Street
Elkin, NC 28621**

GRANTEE(S)

**THE PIERSON WORTH COLBERT
IRREVOCABLE TRUST,
BRYAN C. THOMPSON, TRUSTEE
210 S. Cherry Street
Winston-Salem, NC 27101**

submitted electronically by "Finger Roemer Brown and Mariani LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Yadkin County Register of Deeds.

The designation Grantor(s) and Grantee(s) 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(s), for a valuable consideration paid by the Grantee(s), the receipt of which is hereby acknowledged, has/have and by these presents does/do grant, bargain, sell and convey unto the Grantee(s) in fee simple, all that certain lot or parcel of land situated in the Town of Jonesville, Yadkin County, North Carolina and more particularly described as follows:

Being all of Tract 2 and Tract 3 as shown on plat recorded in Plat Book 13, Page 201 & Page 202 Yadkin County Registry. Reference is hereby made to said plat for a more complete and accurate description.

Grantor(s) acquired the property described hereinabove by instruments recorded in Deed Book 1274 Page 453, Yadkin County Registry. See also File 20 SP 75 Office of the Yadkin County Clerk of Superior Court.

A map of the above-described property is recorded in Plat Book 13 Pages 201 & 202 Yadkin County Registry.

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

And the Grantor(s) covenant(s) with the Grantee(s), that Grantor(s) is/are seized of the premises in fee simple, has/have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor(s) will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- 1. The lien of taxes and assessments for subsequent years**
- 2. All liens recorded or unrecorded, if any.**
- 3. All covenants, restrictions, conditions, easements reservations, rights of way, and other matters of record and/or visible upon the ground, to the extent valid and enforceable.**
- 4. Zoning requirements, statutes, rules orders, restrictions, regulations, ordinances for governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof, if any exist.**
- 5 Right(s) of way for roads and/or highways.**

IN WITNESS WHEREOF, the Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s), or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s) and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

THE PIERSON WORTH COLBERT IRREVOCABLE TRUST
BRYAN C. THOMPSON, TRUSTEE

BRYAN C. THOMPSON

(SEAL)

(SEAL)

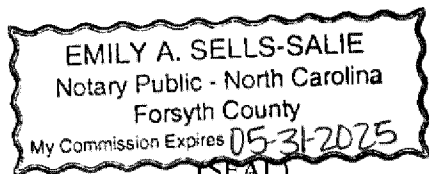
STATE OF NORTH CAROLINA
{name of State where signed}

COUNTY OF Forsyth
{name of County where signed}

I, Emily A. Sells-Salie, a Notary Public of Forsyth
{print name of Notary Public} {name of County where Notary sworn}

County, State of North Carolina, do hereby certify that BRYAN C. THOMPSON personally came before me this day and acknowledged that he is the Trustee of The Pierson Worth Colbert Irrevocable Trust, and that by authority duly given and as the act of the entity, he executed the foregoing instrument for the purpose stated therein and the capacity indicated

Witness my hand and official stamp or seal, this the 27th day of May, 2022.



{please stamp notary seal here}

Emily A. Sells-Salie
NOTARY PUBLIC [NOTE: Notary Public must sign exactly as on notary seal]

Printed Name: Emily A. Sells-Salie

My Commission Expires: 05-31-2025

Bobby Lee Colbert (SEAL)
BOBBY LEE COLBERT

Lynn C. Colbert (SEAL)
LYNN C. COLBERT

STATE OF NORTH CAROLINA

{name of State where signed}

COUNTY OF Surry

{name of County where signed}

I, Kimberly C. Settle, a Notary Public of

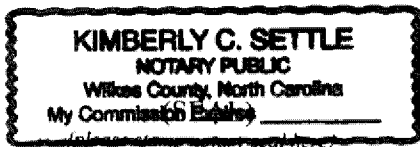
{print name of Notary Public}

Wilkes

{name of County where Notary sworn}

County, State of North Carolina, do hereby certify that BOBBY LEE COLBERT, Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 21st day of April, 2022.



Kimberly C. Settle
NOTARY PUBLIC [NOTE: Notary Public must sign exactly as on notary seal]

Printed Name: Kimberly C. Settle

My Commission Expires: 8/2/2025

STATE OF NORTH CAROLINA

{name of State where signed}

COUNTY OF Surry

{name of County where signed}

I, Kimberly C. Settle, a Notary Public of

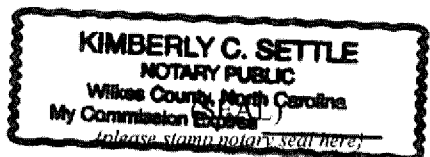
{print name of Notary Public}

Wilkes

{name of County where Notary sworn}

County, State of North Carolina, do hereby certify that LYNN C. COLBERT, Grantor personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal, this the 21st day of April, 2022.



Kimberly C. Settle
NOTARY PUBLIC [NOTE: Notary Public must sign exactly as on notary seal]

Printed Name: Kimberly C. Settle

My Commission Expires: 8/2/2025