

2018049268 00294FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$20.00**

PRESENTED & RECORDED

12/27/2018 02:47:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3440**PG: 635 - 637**

| | | |
|--|---|-------------------------|
| DRAFTED BY: THE ELAM LAW FIRM PLLC | Block/Lot: BLOCK 0427 LOT 004 | Parcel ID: 6836-74-3763 |
| Mail after recording to: <u>Elevation Charity Trust</u> | Mail future tax bills to: <u>Elevation Charity Trust</u> | |
| 380 Knollwood St. STE. H258 | 380 Knollwood St. STE. H258 | |
| Winston Salem, NC 27103 | Winston Salem, NC 27103 | |

Revenue Stamps: \$20.00

WARRANTY DEED

The Grantor(s) BAMS, Inc. of 2152 Shull Avenue, Gilbert, SC 29054, for a valuable consideration in hand paid, the receipt of which is hereby acknowledged, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of the laws of the State of North Carolina,

Unto Elevation Charity Trust. under the provisions of a trust agreement dated _____, the following described real estate situated in the City of Winston Salem, Forsyth County, State of NORTH CAROLINA to wit:

See Exhibit "A", which is attached hereto and incorporated herein by reference.

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

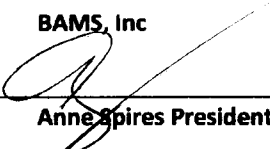
Full power and authority granted to Trustee of said agreement, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the Trustee of said agreement in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that Trustee of said agreement was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/21/18.

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

BAMS, Inc
by: 
Anne Spires President

State of ~~North~~ Carolina, Lexington County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Anne Spires, President of **BAMS, Inc** personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance. Witness my hand and notarial seal this the 21st day of December, 2018.


NOTARY PUBLIC

My commission expires 11/15/2027

CHRISTINA A. MEDLIN
Notary Public State of South Carolina
My Commission Expires November 15, 2027

EXHIBIT "A"

Address and Description of Property

Address: 1414 East Twenty Third Street
Winston Salem, NC 27105

Legal Description:

All that certain lot or parcel of land situated in the City of Winston-Salem Township, Forsyth County, North Carolina and more particularly as follows:

Lying and being in Forsyth County, North Carolina and situated in North Winston on the South Side of Balsely Street (Now 23rd Street), Beginning at an iron stake 200 feet from Eutaw Street; running thence in a Westerly direction of 50 feet and of that same width back South 150 feet to an alley. The above lot being known and designated as Lot No 4 on the map of Fairview Heights Andrews Addition, recorded in office of the Register of Deeds of Forsyth County, in Deed Book 97 at Page 592, which see for a more particular description of said property, for further reference deed recorded in Deed Book 371, Page 82.

Together with improvements located thereon; said property being located at 1414 East Twenty Third Street, North Carolina.