

2019016063 00065

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$99.00

PRESENTED & RECORDED

05/02/2019 11:57:49 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3458

PG: 577 - 579

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$99.00

Parcel Identifier Number: 6847-68-0447OR0459OR0542 Tax ID or Block & Lot: BLOCK 2273 LOT 004A

Mail/Box to: Grantee at 209-J Century Boulevard, Kernersville, NC 27284

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 4 of Perry Property

THIS DEED made this May 1, 2019 by and between

GRANTOR		GRANTEE
Old Walkertown 5050 Estate Trust by its Trustee as per the attached Exhibit A		Property Pro's LLC
Grantor Address:		Buyer Address:
210 Wicklow Road Winston Salem, NC 27106		209-J Century Boulevard Kernersville, NC 27284
		Property Address: 5050 Old Walkertown Road Winston Salem, NC 27105

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 or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

BEING KNOWN AND DESIGNATED as Lot Number 4 as shown on the Map of the PERRY PROPERTY, recorded in Plat Book 2 at Page 99 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

SUBJECT TO that Easement in favor of Sprint as filed from the Court Order in Book 3136, Page 1616, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3455, Page 1628.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

Old Walkertown 5050 Estate Trust

By: *Camellia Vasquez* (SEAL)
Camellia Vasquez, Trustee

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Camellia Vasquez as Trustee of Old Walkertown 5050 Estate Trust personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 1 day of May, 2019.

Brian H. Elam
Brian H. Elam, Notary Public
My Commission Expires: 10/3/22



EXHIBIT A - Certification of Trust

Pursuant to North Carolina General Statutes § 36C-10-1013, Camellia Vasquez as Trustee of The Under Agreement Dated 4/15/19 do hereby make the following representations and assurances:

- 1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on 4/15/19.
- 2. The identity of the Settlor(s) of the Trust is/are not to be revealed according to the terms of the Trust.
- 3. The current Trustee of the Trust is Camellia Vasquez, whose address is 210 Wicklow Road, Winston Salem, NC 27106.
- 4. The powers of the Trustee include the power to sell, convey, purchase or exchange real property.
- 5. The Trust is revocable by the Settlor.
- 6. The Trustee has the authority to sign for and otherwise authenticate this Trust, whether or not Trustee is the sole Trustee or a Co-Trustee.
- 7. The Trust's taxpayer identification number is _____.
- 8. The Trust may take title to real property by Deed titled in the name of the Trust without requirement of naming the Trustee.
- 9. If the Trust has been modified or amended, the modifications or amendments do not in any manner cause the representations contained in this Certification to be incorrect.
- 10. The Trust has not been revoked and is still valid and in effect.

Certified this the 1 day of May, 2019.

[Signature]
Trustee (SEAL)

STATE OF NC

Forsyth COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Camellia Vasquez, Trustee, personally appeared before me this day and acknowledged the execution of the foregoing Instrument. Witness my hand and official stamp or seal on this 1 day of May, 2019.

[Signature]
NOTARY PUBLIC

My commission expires: 10/3/22

