

2020009194 00047

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$150.00

PRESENTED & RECORDED

03/05/2020 11:01:59 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3511**PG: 2739 - 2742****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Parcel Identifier Number: 6836-93-2021 Tax ID or Block & Lot: BLOCK 1220 LOT 005Mail/Box to: Grantee at 1203 Waughtown Street, Winston Salem, NC 27107This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: 2 tracts metes & bounds

THIS DEED made this March 4, 2020 by and between

GRANTOR	GRANTEE
Shady Mount Estate Trust	Property Pro's LLC
Grantor Address:	Buyer Address:
210 Wicklow Road	P.O. Box 11
Winston Salem, NC 27106	Kernersville, NC 27285
	Property Address:
	1620 Shady Mount Avenue
	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:

Tract 1

BEGINNING at a point on the west side of Shady Mount Avenue at the corner of 17th Street, runs thence in a westerly direction along 17th Street 86.5 feet to a stake; thence in a southerly direction 80.6 feet to a stake; thence in an easterly direction 97 feet to a stake; thence in a northerly direction along Shady Mount Avenue, to the point of Beginning.

See also Deed recorded in Book 556 at Page 214, Forsyth County Register of Deeds office.

Also being known and designated as Block 1220 Lot 005, Forsyth County Tax Maps.

TRACT 2

BEGINNING at a point on the south side of 17th Street, said point being 86.5 feet from the corner of Shady Mount Avenue and 17th Street, running thence in a Westerly direction along 17th Street 50 feet to a stake; thence in an Easterly direction 50 feet to a stake; thence in a Northerly direction 80.6 feet to the point of beginning. Being Lot 10, "No. A", as shown on Map of Property of Robert Shoaf, made by Fred Fansler, C.E. June 1946. Said map being referred to for further description.

Also being known and designated as Block 1220 Lot 006A, Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2799, Page 3651.

A map showing the above described property is recorded in Plat .

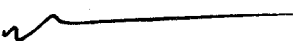
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

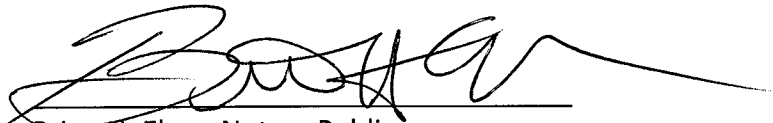
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Shady Mount Estate Trust

By:  (SEAL)
David Amos, Member of Lexis Global Marketing LLC, Trustee

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that David Amos as Member of Lexis Global Marketing LLC as Trustee of Shady Mount 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 4th day of March, 2020.


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

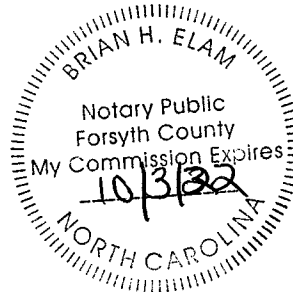


EXHIBIT A - Certification of Trust

Pursuant to North Carolina General Statutes § 36C-10-1013, Lexis Global Marketing, LLC as Trustee of The Shady Mount Estate Trust Under Agreement Dated 6/27/2019 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 6/27/2019.
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 Lexis Global Marketing, LLC , 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 REDACTED.
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 4th day of March, 2020

X _____ (SEAL)
Trustee

STATE OF NC Forsyth COUNTY
I, the undersigned, a Notary Public of the County and State aforesaid, certify that, David Amos, Member of Lexis Global Marketing, LLC, 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 4th day of March, 2020.

Brian H. Elam
NOTARY PUBLIC

My commission expires: 10/3/22

