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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/15/2020 10:40:53 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3559**PG: 414 - 418**

8173056
 263235

NORTH CAROLINA NONWARRANTY DEED

Excise Tax: \$0.00Parcel Identifier No. **6805-96-5564.00**File **20105276-90 / Member 68173056**

Mail/Box to: Asa L. Deal, 411 Kyle Rd, Winston Salem, NC 27104

This instrument was prepared by Brady & Kosofsky, PA 13925 Ballantyne Corporate Pl, Ste 400 Charlotte, NC 28277, a licensed North Carolina law firm.

Brief Description for the Index: Lot 7, Property of Noah E. Brewer, Plat Book 17, Page 142

THIS DEED made this 6th day of October, 2020 by and between

GRANTOR	GRANTEE
Asa Lee Deal, Jr, Trustee, or his successors in Trust, under The Asa Lee Deal, JR. Revocable Living Trust, dated 12/11/2019 <i>Grantor Address:</i> 411 Kyle Rd Winston Salem, NC 27104	Asa Lee Deal, Jr., an unmarried person <i>Property and Mailing Address:</i> 411 Kyle Rd Winston Salem, NC 27104

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

SEE ATTACHED EXHIBIT "A"

The purpose of this deed is to convey title out of the trust for the purpose of the Grantees encumbering the property in their individual names. See attached Exhibit "B" for Trustee Certification.

The property hereinabove described was acquired by Grantor by instrument recorded Book **3506** Page **2703** of the **Forsyth County** Public Registry. A map showing the above described property is recorded in Plat Book **17** Page **142**.

Submitted electronically by "Brady & Kosofsky, PA-Amrock"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed (X) includes or () does not include primary residence of a Grantor.

Subject to any restrictions, covenants, easements of record.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

Asa Lee Deal, Jr. Trustee, or his successors in Trust
under The Asa Lee Deal, Jr. Revocable Living Trust,
dated 12/11/2019 (SEAL)
Asa Lee Deal, Jr, Trustee, or his successors in Trust,
under The Asa Lee Deal, JR. Revocable Living Trust,
dated 12/11/2019

STATE OF North Carolina
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Asa Lee Deal, Jr.

Date: October 6, 2020

Alvin E Carlisle
Alvin E Carlisle Notary Public
3-17-2021 My Commission Expires

ALVIN E CARLISLE
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires March 17, 2021

Exhibit "A"

Property Address: 411 Kyle Rd, Winston Salem, NC 27104

BEING KNOWN AND DESIGNATED as Lot 7 as shown on the Map of the Property of Noah E. Brewer recorded in Plat Book 17 at Page 142, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax ID: 6805-96-5564.00

Asa Lee Deal, Jr. (SEAL)

Asa Lee Deal, Jr.

STATE OF North Carolina
COUNTY OF Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Asa Lee Deal, Jr.

Date: October 6, 2020

Alvin E Carlisle
Alvin E Carlisle Notary Public
My Commission Expires: 3-17-2021

ALVIN E CARLISLE
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires March 17, 2021

Exhibit "B"

TRUSTEE CERTIFICATION

(NCCGS 36C-10-1013)

THIS CERTIFICATION (the "Certificate") made this 6 day of October, 2020, by Asa Lee Deal, Jr., TRUSTEE OF THE Asa Lee Deal, Jr. Revocable Living Trust, AS AMENDED, to Brady & Kosofsky, PA (the drafter of this Trustee Certification), Quicken Loans, Inc. (the lender), Amrock, Inc. (the title insurance agent) and Amrock National Title Insurance Company (the title insurance company), its successors and/or assigns, hereinafter called the "Insurer", witnesseth:

WHEREAS, said Insurer has issued a commitment of title insurance insuring the title to property situated in the State of North Carolina and described in Exhibit A, hereinafter called 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 Asa Lee Deal, Jr. Revocable Living Trust, (hereinafter called the "Trust"); and

WHEREAS, said Insurer has refused to issue its policy without being provided an acceptable certificate concerning the authority of the Trustee(s) to enter into the contemplated transaction, and

NOW THEREFORE, Trustee(s) certify as follows:

- 1 The Trust was executed on 12/11/2019, was validly created, is still in existence, and has not been revoked, modified, or amended in any manner which would cause the representation contained herein to be incorrect;
- 2 The Settlor(s) of the Trust is/are Asa Lee Deal, Jr..
- 3 The identity and address of the currently acting Trustee(s) identified above is:
Asa Lee Deal, Jr.; 411 Kyle Rd, Winston Salem, NC 27104
- 4 The Trustee has been granted due authority to enter into the transaction contemplated by the Insurer's title insurance commitment and the Trust grants the following specific powers to the Trustee(s):
to encumber the Trust . . . by mortgage, to execute a . . . deed of trust
- 5 The Trust is () irrevocable (X) revocable with Asa Lee Deal, Jr. holding the power to revoke the Trust;
- 6 The Trust (X) does () does not grant cotrustees the authority to sign or otherwise authenticate the Trust and (X) all cotrustees () ___ cotrustee(s) are required to exercise the powers contained in the Trust;
- 7 The Trust's taxpayer identification number is TRUSTOR'S SOCIAL SECURITY NUMBER; and
- 8 The Trust specifies that the Trust is to take title to any property in the following manner:
Asa Lee Deal, Jr., Trustee, or his successors in Trust, under The Asa Lee Deal, Jr. Revocable Living Trust, dated 12/11/2019.
- 9 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.