

2021036531 00014

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$600.00

PRESENTED & RECORDED
07/09/2021 08:21:33 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY

BK: RE 3623

PG: 4403 - 4406

GENERAL WARRANTY DEED

Excise Tax: **\$600.00**

Tax Parcel ID No. **6805-96-5564.000** Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: **Grantee**

This instrument was prepared by: **Thomas G. Jacobs, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description for the Index: Lot 9, Brookberry Farm, Phase 1, Maps 1 through 5

THIS DEED, made this the 8 day of JULY, 2021, by and between

GRANTOR: Asa Lee Deal, jr, Trustee, or his successors in Trust, under the Asa Lee Deal, JR. Revocable Living Trust dated 12/11/2019
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: D'Shawn Moore and Raquyyah Moore by the entirety
whose mailing address is 411 Kyle Rd., Winston-Salem, NC 27104-2836
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3559, Page 1298-1301, and being reflected on plat(s) recorded in Map/Plat Book 17, page/slide 142.

All or a portion of the property herein conveyed x includes or _____ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

By: _____ Asa Lee Deal, Jr. Trustee (SEAL)
Print/Type Name & Title: _____ Asa Lee Deal, Jr., Trustee

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

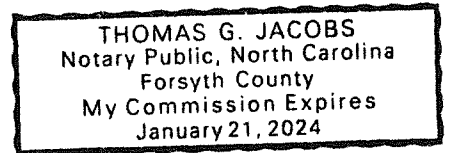
State of NORTH CAROLINA
County of FORSYTH

(Official/Notarial Seal)

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., Trustee, or his successors in Trust, under The Asa Lee Deal, JR. Revocable Living Trust, dated 12/11/2019 [insert name(s) of principal(s)].

Date: 7/8/21 Thomas G. Jacobs
THOMAS G. JACOBS Notary Public
Notary's Printed or Typed Name

My Commission Expires:
1/21/2024



State of _____
County of _____

(Official/Notarial Seal)

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:
_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

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: 6805-96-5564.000

Exhibit B
CERTIFICATION OF TRUST

The undersigned, Ana Lee Deal, Jr., certify that:

1. The Asa Lee Deal, Jr, Trustee, or his successors in Trust, under The Asa Lee Deal, JR. Revocable Living Trust, dated 12/11/2019, is in existence.
2. The name of the grantor is Asa Lee Deal, Jr., Trustee of The Asa Lee Deal, JR. Revocable Living Trust, dated 12/11/2019, is in existence.
3. Ana Lee Deal, Jr. is the only currently acting trustee.
4. The trustee has the following administrative powers:

The Trustee has all the powers and authority to sell, lease, mortgage, pledge or hypothecate trust property.
5. The trust is revocable.
6. Ana Lee Deal, Jr., as trustee, has the authority to sign or otherwise authenticate on behalf of the trust, and no other entity or individual is required to execute a document on behalf of the trust.
7. The above described trust has not been revoked, modified or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.

This the 8 day of JULY, 2021.

Ana Lee Deal, Jr. TRUSTEE
Ana Lee Deal, Jr., Trustee