

**2022050564 00076**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$130.00

PRESENTED & RECORDED  
11/09/2022 01:47:32 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

BK: RE 3727

PG: 2389 - 2391

**NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$130.00

Parcel Identifier Number: Tax ID or Block & Lot: 6817-56-6303

Mail/Box to: Grantee at 4505 Bonbrook Drive, Winston-Salem, NC 27106

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

Brief description for the Index: Lot 54 of George Dewitt Hodgin Estate

THIS DEED made this November 9, 2022 by and between

GRANTOR

4505 Bonbrook Drive Winston Salem Trust  
By Jared Rogers as Trustee per attached  
Exhibit A- Certificate of Trust

Grantor Address:

1959 N Peace Haven Road #231  
Winston-Salem, NC 27106

GRANTEE

Rene Rayes Ramirez  
and spouse,  
Ruth Cruz-Reyes

Buyer Address:

4505 Bonbrook Drive  
Winston-Salem, NC 27106

Property Address:

4505 Bonbrook Drive  
Winston-Salem, North Carolina 27106

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:

County Tax ID: 6817-56-6303 /

BEING known and designated as Lot Number 54 as shown on the map of George Dewitt Hodgin Estate, as recorded in Plat Book 14, Page 15 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is made for a more particular description.

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1303, Page 1182.

A map showing the above described property is recorded in Plat Book 14, Page 15.

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 has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions:

\_\_\_ / \_\_\_ THIS PROPERTY  DOES ~~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.

4505 Bonbrook Drive Winston Salem Trust

By: [Signature]  
Jared Rogers, Trustee

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Jared Rogers as Trustee of 4505 Bonbrook Drive Winston Salem 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 9 day of November, 2022.

My Commission Expires: 10/3/2027

[Signature]  
Brian H. Elam, Notary Public

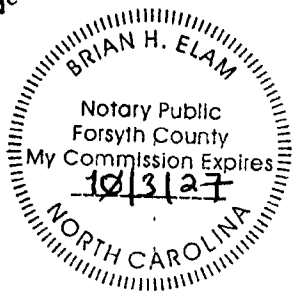
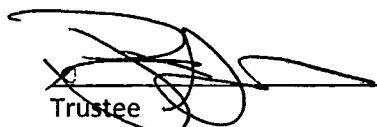


EXHIBIT A - Certification of Trust

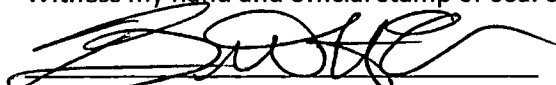
Pursuant to North Carolina General Statutes § 36C-10-1013, Jared Rogers, as Trustee of The 4505 Bonbrook Drive Winston Salem Trust Under Agreement Dated 05/11/2016 do hereby make the following representations and assurances:

- 1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on 05/11/2016.
- 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 Jared Rogers, whose address is 1959 N Peace Haven Road #231, 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 9 day of November, 2022

 (SEAL)  
Trustee

STATE OF NC Forsyth COUNTY  
I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Jared Rogers, 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 9 day of November, 2022.

  
NOTARY PUBLIC

My commission expires: 10/3/27

