

**2022051031 00187**FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$64.00

PRESENTED & RECORDED:

11-14-2022 12:46:53 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3728**PG: 386-388****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$64.00

Parcel Identifier Number: 6836-74-5960 Tax ID or Block & Lot: Block 0428 Lot 041*Box 179 Chiarello*Mail/Box to: GranteeThis instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104Brief description for the Index: Lot 41, Map of Parkview

THIS DEED made this October 12, 2017 by and between

GRANTOR1427 NE 23rd St Trust
by M5 Investments LLC, Trustee
pursuant to attached Exhibit A

Grantor Address:

931-B South Main Street, Ste. 180
Kernersville, North Carolina 27284**GRANTEE**

Yenny Nava Sanchez

Buyer Address:

*2206 Union Cross Rd
Winston Salem, NC 27107*

Property Address:

1427 NE 23rd Street
Winston-Salem, North Carolina 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:

BEING known and designated as Lot numbers 41 and 42 on the map of Parkview as recorded in Plat Book 8, Page 50 in the Office of the Register of Deeds for Forsyth County, to which map reference is hereby made for a more definite and particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3249, Page 1692.

A map showing the above described property is recorded in Plat Book 8, Page 50.

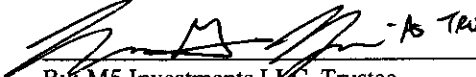
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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: 2022 ad valorem taxes and any easements or restrictions of record.

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.

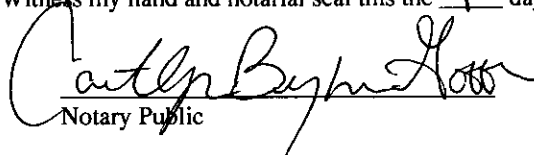
1427 NE 23rd St Trust

 - As Trustee
(SEAL)
By: M5 Investments LLC, Trustee
By: Matthew G Moger, Manager

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Matthew G Moger, Manager of M5 Investments LLC as Trustee of 1427 NE 23rd St 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 November, 2022.

My Commission Expires: 2/11/26


Notary Public

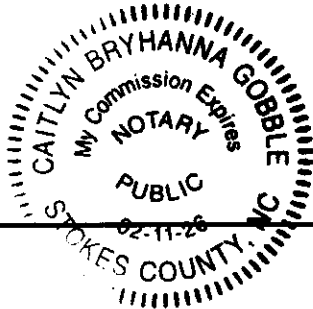


EXHIBIT A - Certification of Trust

Pursuant to North Carolina General Statutes § 36C-10-1013, M5 Investments LLC as Trustee of the 1427 NE 23rd St Trust Under Agreement Dated 9/8/2015 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 9/8/2015.
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 M5 Investments LLC, whose address is 931-B South Main St, Ste 180, Kernersville, NC 27284.
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 withheld.
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 November, 2022

[Signature] AS TRUSTEE
(SEAL)

M5 Investments LLC, Trustee

By: Matthew G Moger, Managing Member

STATE OF NC

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Forsyth COUNTY
Matthew G Moger, Managing Member of M5 Investments 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 1 day of November, 2022.

[Signature]
NOTARY PUBLIC

My commission expires: 2/11/24

