

2022051806 00096FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$48.00PRESENTED & RECORDED
11/18/2022 12:08:53 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3728

PG: 4441 - 4444

NORTH CAROLINA SPECIAL WARRANTY DEEDExcise Tax: \$ 48.00Parcel Identifier No. 6835-71-6222.00 Verified by _____ County on the ___ day of _____, 20

By: _____

Mail/Box to: GranteeThis instrument was prepared by: Jim HillBrief description for the Index: 1406 Diggs Blvd, Winston Salem, NC 27107THIS DEED made this 16th day of November, 2022, by and between**GRANTOR**52 Excavation & Construction Trust
OffersMade, Inc. as Trustee as per Exhibit A
380 Knollwood Street, STE H-258
Winston Salem, NC 27103**GRANTEE**Maria Guadalupe Pineda Noyola
Bulmaro Elias Pena Olmedo
1406 Diggs Blvd
Winston-Salem, NC 27107

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, parcel of land or condominium unit situated in the City of **Winston Salem, Forsyth County, North Carolina** and more particularly described as follows:**See Exhibit "B", which is attached hereto and incorporated herein by reference.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3352 page 624-626.

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

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.

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

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

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

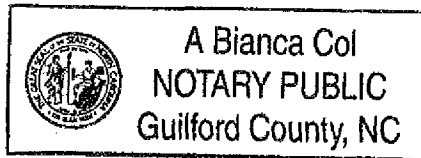


Print/Type Name: **Jim Hill, President**
OffersMade, Inc. as Trustee

(SEAL)

State of North Carolina
Forsyth County

I, the undersigned Notary Public of the County of Guilford and State aforesaid, certify that **Jim Hill**, personally appeared before me this day and acknowledged that he is the **President of OffersMade, Inc.** and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of November, 2022.



My Commission Expires: 05-18-2026
(Affix Seal)

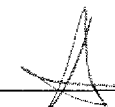

A. Bianca Col Notary Public
Notary's Printed or Typed Name

Exhibit A - Certification of Trust

Pursuant to North Carolina General Statutes 36C-10-1013, Jim Hill, President of OffersMade, Inc., trustee of 52 Excavation & Construction Trust Under Agreement Dated June 9, 2017, does 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 June 9, 2017.
- 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 OffersMade, Inc., whose address is 380 Knollwood St, STE H-258, Winston Salem, NC 27103.
- 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 the Trustee is the sole Trustee or 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 the Certification to be incorrect.
- 10. The Trust has not been revoked and is still valid and in effect.

Certified this the 16th day of November, 2022.

[Signature] (Seal)
Trustee

STATE OF NORTH CAROLINA, Guilford County.

I, the undersigned, a Notary Public of the County and State aforesaid, certify that **Jim Hill** personally appeared before me this day and acknowledged that he is the **President of OffersMade, Inc.** and acknowledged on behalf of the corporation, the due execution of the of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of November, 20 22.

[Signature]
NOTARY PUBLIC - A Bianca Col
My commission expires: 05-18-2026

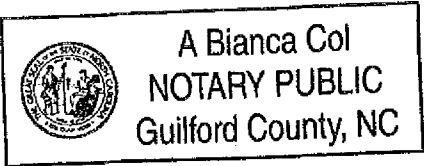


EXHIBIT "B"
DESCRIPTION OF REAL PROPERTY

BEING KNOWN AND DESIGNATED as Lots No. 419 and 420, as shown on Map of COLUMBIA HEIGHTS EXTENSION, a plat of which is recorded in Plat Book 2, Page 75, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Property Address: 1406 Diggs Blvd., Winston-Salem, North Carolina