

**2023016180 00127**

FORSYTH CO., NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED:
 05-16-2023 02:50:27 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY

BK: RE 3754
PG: 861-864

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$50.00

Parcel Identifier No. 6836-74-3763.00 Tax ID or Block & Lot: 0427 004

By: _____

Mail/Box to: Grantee at 3665 Yale Ave, Winston-Salem, NC 27107

ENVELOPE

This instrument was prepared by: Jim Hill

Brief description for the Index: **1414 East Twenty Third Street, Winston Salem, NC 27105**

THIS DEED made this 15 day of May, 2023, by and between

GRANTOR

**Elevation Charity Trust
 per Exhibit A
 380 Knollwood Street, STE H-258
 Winston Salem, NC 27103**

GRANTEE

**Gustavo Elthon Rodriguez Mora
 Maria G Castillo Cabrera
 3665 Yale Ave
 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.

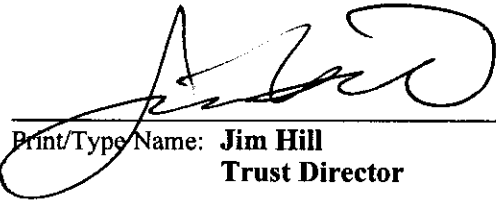
The property hereinabove described was acquired by Grantor by instrument recorded in Book **3440** page **635-637**.

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.

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**
Trust Director

(SEAL)

State of North Carolina

County of Forsyth

I, the undersigned Notary Public of the State and County aforesaid, certify that **Jim Hill**, personally appeared before me this day and acknowledged that he is the **Director of Elevation Charity Trust** and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15 day of May 2023.

My Commission Expires April 27, 2026
 (Affix Seal)


Amber S. Street Notary Public
 Notary's Printed or Typed Name

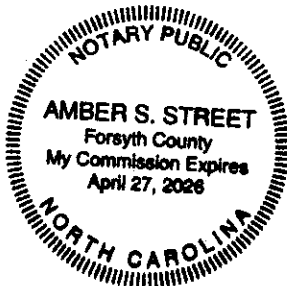


Exhibit A - Certification of Trust

Pursuant to North Carolina General Statutes 36C-10-1013, Jim Hill, Director of Elevation Charity Trust Under Agreement Dated November 12, 2018, 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 November 12, 2018.
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 Danny Gough, 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 Director, Jim Hill, may act as Trustee in the Trustee's absence including executing any and all documents required in the operation and/or transfer of the trust.
11. The Trust has not been revoked and is still valid and in effect.

Certified this the 15th day of May, 2023.

[Signature] (Seal)
Trust Director

STATE OF NORTH CAROLINA, Forsyth 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 Director of Elevation Charity Trust and acknowledged on behalf of the corporation, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this

15 day of May, 2023.

[Signature]
NOTARY PUBLIC

My commission expires: April 27, 2026

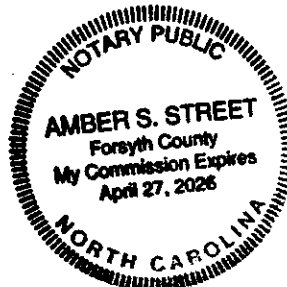


EXHIBIT "B"

Address and Description of Property

Address: 1414 East Twenty Third Street
Winston Salem, NC 27105

Legal Description:

All that certain lot or parcel of land situated in the City of Winston-Salem Township, Forsyth County, North Carolina and more particularly as follows:

Lying and being in Forsyth County, North Carolina and situated in North Winston on the South Side of Balsely Street (Now 23rd Street), Beginning at an iron stake 200 feet from Eutaw Street; running thence in a Westerly direction of 50 feet and of that same width back South 150 feet to an alley. The above lot being known and designated as Lot No 4 on the map of Fairview Heights Andrews Addition, recorded in office of the Register of Deeds of Forsyth County, in Deed Book 97 at Page 592, which see for a more particular description of said property, for further reference deed recorded in Deed Book 371, Page 82.

Together with improvements located thereon; said property being located at 1414 East Twenty Third Street, North Carolina.