

2023020417 00150

FORSYTH COUNTY NC FEE \$51.00
 STATE OF NC REAL ESTATE EXT
\$1280.00

NON-STANDARD DOC FEE
 PRESENTED & RECORDED
 06/16/2023 02:42:52 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3759
PG: 1709 - 1713

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 1,280.00

Parcel Identifier No.: 6835-16-2883 (Block 0079A, Lot 304)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 400 W. Fourth Street, Unit 304, Winston-Salem, NC 27101

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Unit 304, Twin City Lofts

THIS DEED made this 8th day of June, 2023, by and between,

GRANTOR	GRANTEE
<p>JOHN P. DURHAM, TRUSTEE OF THE JOHN P. DURHAM OPPORTUNITY TRUST dated 02/02/2011 **</p> <p>Mailing Address:</p>	<p>MARY H. DEATON and husband, JEFFREY L. DEATON</p> <p>Mailing Address: 400 W. Fourth Street, Unit 304, Winston-Salem, NC 27101</p>

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 Forsyth County, North Carolina and more particularly described as follows:

See Exhibit B attached hereto and incorporated herein by reference.

Property Address: 400 W. Fourth Street, Unit 304, Winston-Salem, NC 27101

**** See Certification of Trust attached hereto as Exhibit A**

The property does include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3569, Page 1598, Forsyth County Registry. A map showing the above-described property is recorded in Condominium Plat Book 8, Pages 181-184

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 is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

John P. Durham, Trustee (SEAL)
John P. Durham, Trustee of the John P. Durham Opportunity Trust dated 02/02/2011

State of Penn, County of Chester

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **John P. Durham, Trustee of the John P. Durham Opportunity Trust dated 02/02/2011**, and that by authority duly given and as the act of the Trust, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 6-8-23

Mary M Meindl
Notary Public

MARY M. MEINDL
printed or typed name of notary public

Commonwealth of Pennsylvania - Notary Seal
Mary M. Meindl, Notary Public
Delaware County
My commission expires April 7, 2027
Commission number 1109809
Member, Pennsylvania Association of Notaries

My Commission Expires: 4-7-27

Exhibit A

CERTIFICATION OF TRUST

Grantor: John P. Durham

Name of Trust: John P. Durham Opportunity Trust dated 02/02/2011

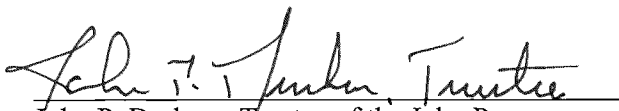
Current Trustee: John P. Durham

The undersigned Trustee hereby confirms the existence of the within-described Trust and certifies the following:

- 1) The Trust was executed on February 2, 2011, is in full force and effect and has not been revoked, terminated, or otherwise amended in any manner which would cause the representations in this Certification of Trust to be incorrect.
- 2) The undersigned is the sole currently-acting Trustee.
- 3) The Trust is revocable and the Grantor, as settlor of the Trust, is the sole person who holds the power to revoke the Trust.
- 4) The above-designated Trustee is fully empowered to act for the Trust and is hereby properly exercising the Trustee’s authority under this Trust. No other Trustee or other individual or entity is required to execute any document on behalf of the Trust.
- 5) To the undersigned’s knowledge, there are no claims, challenges of any kind, or causes of action alleged, which contest or question the validity of the Trust or the Trustee’s authority to act on behalf of the Trust.
- 6) The Trustee is authorized by the Trust Agreement to exercise all of the powers which are conferred upon the Trustee under North Carolina General Statutes § 36C-8-815(a)(2) which powers include, but are not limited to, the power to manage all real and personal property owned by the Trust and to subject the same to loans and encumbrances.
- 7) Any real property owned by the Trust shall be titled and conveyed in the following manner: “John P. Durham, Trustee of the John P. Durham Opportunity Trust dated 02/02/2011.”

IN WITNESS WHEREOF, the undersigned Trustee does hereby execute this Certification of Trust as of the 8th day of June, 2023.

Trustee:

 (SEAL)
 John P. Durham, Trustee of the John P.
 Durham Opportunity Trust dated 02/02/2011

State of Penna, County of Chester

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **John P. Durham, Trustee of the John P. Durham Opportunity Trust dated 02/02/2011**, and that by authority duly given and as the act of the Trust, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 6-8-23

Mary M Meindl
Notary Public

MARY M. MEINDL
printed or typed name of Notary Public

My Commission Expires: 4/7/27

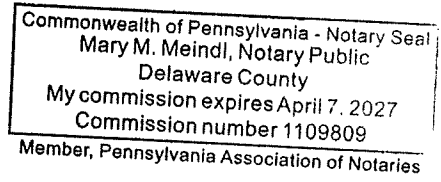


Exhibit B

BEING KNOWN AND DESIGNATED as Unit No. 304 as shown on the Condominium Plat entitled, "Final Plat for Twin City Lofts" as recorded in Condominium and Unit Ownership Book 8, Page(s) 181 through 184 ("Twin City Lofts") in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description of said unit.

ALSO CONVEYED HEREWITH is an undivided fee simple interest in and to both the Common Elements (the Common Elements Interest) and the Residential Limited Common Elements (the Limited Common Elements Interest), as specifically described in the "Declaration of Condominium for Twin City Lofts Condominiums" (the "Declaration") recorded in the Office of the Register of Deeds of Forsyth County in Book 3351, Page 2305, and as amended by First Amendment recorded in Book 3376, Page 1185, Forsyth County Registry; by Second Amendment recorded in Book 3376, Page 2492, Forsyth County Registry; by Third Amendment recorded in Book 3378, Page 689, Forsyth County Registry; by Fourth Amendment recorded in Book 3387, Page 887, Forsyth County Registry; by Fifth Amendment recorded in Book 3395, Page 344, Forsyth County Registry; and by Sixth Amendment recorded in Book 3556, Page 2563, Forsyth County Registry.

TOGETHER with all rights and easements appurtenant to the above- described unit as specifically enumerated in the Declaration, including but not limited to: membership in Twin City Lofts Condominium Owners Association, Inc., a North Carolina non-profit corporation (the "Association"); and an undivided interest in the funds and assets held by the Association.

TOGETHER with the right of ingress and egress from and to the above-described unit over the Common Elements and Limited Common Elements of Twin City Lofts, and the right to use the Common Elements and Limited Common Elements of Twin City Lofts for all purposes indicated in the Declaration, in common with the Declarant therein, its successors and assigns, and in common with the other unit owners, their guests and invitees, of Twin City Lofts.

This conveyance is made subject to all of the terms and conditions of the Declaration, including all exhibits and attachments thereto, all of which are hereby incorporated by reference as if set forth in its entirety, and by acceptance of this deed of conveyance, Grantee herein agrees to be bound by all of the terms and conditions of the Declaration, including but not limited to: (i) all restrictions on use of the units, Common Elements, and Limited Common Elements of Twin City Lofts, (ii) the obligation to pay Common Expenses and Special Assessments to the Association, all as defined in the Declaration, and (iii) the rights and obligations of membership in the Association.

Tax Parcel Number: 6835-16-2883 (Block 0079A, Lot 304)

Property Address: 400 W. Fourth Street, Unit 304, Winston-Salem, NC 27101