

2023034319 00006

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$80.00

PRESENTED & RECORDED
10/06/2023 08:37:22 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3776
PG: 983 - 987

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ <i>80</i>	Recording Time, Book and Page
Tax Map No.	Parcel Identifier No.

Mail after recording to: Grantee

This instrument was prepared by Kenneth S. Lucas, Jr.

THIS DEED made this 3 day of October 2023 by and between

GRANTOR

Michael Boyd, Trustee of the Charm Cast Trust, Dated sept. 19, 2023
1610 Dale Earnhardt Blvd.
Kannapolis, NC 28083

GRANTEE

Rascal Bybee

1409 Douglas Street
Winston-Salem, NC 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 and more particularly described as follows:

See attached description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book _____, Page _____, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book _____, Page _____, and referenced within this instrument.

The above described property does not include the primary residence of the Grantor.

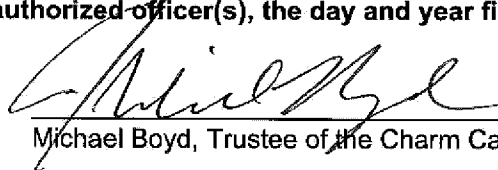
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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 officer(s), the day and year first above written.

(ENTITY NAME)

 (SEAL)
Michael Boyd, Trustee of the Charm Cast Trust

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

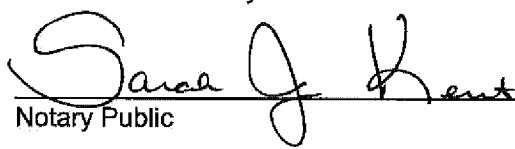
(SEAL)

(SEAL)

State of NC; County of MECKLENBURG

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Michael Boyd Trustee of the Charm Cast Trust. Witness my hand and official stamp or seal, this the 4 day of October 2023.

My Commission Expires: MAY 21, 2027


Notary Public

Print Notary Name: SARAH J. KENT

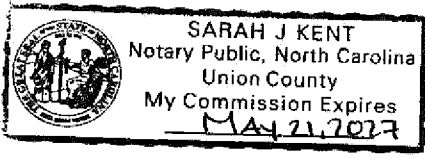


Exhibit A

Beginning at an iron stake in the east line of Douglas Avenue; thence Northwardly with the east line of Douglas Avenue 50 feet to an iron stake; thence Eastwardly 125.5 feet to an iron stake; thence Southwardly 50 feet to an iron stake; thence Westwardly 125 feet to the place of beginning, and being known and designated as lot No. 251, as shown on the plat of East Fourteenth Street Development, as recorded in Plat Book 2, page 32-A, Register of Deeds Office of Forsyth County, North Carolina.

Exhibit B.

This instrument was prepared by: Nicole Merritt Patterson: Merritt Law, PLLC:
1610 Dale Earnhardt Blvd., Kannapolis, NC 28083

CERTIFICATION OF TRUST (N.C.G.S § 36C--10--1013)

As further used in this Certification of Trust, the term "Trust" refers to the following trust:

Name of Trust: Charm Cast Trust

The undersigned Trustee hereby certifies to the following:

1. The Trust was executed on September 19, 2023. It is a confidential, private trust agreement.

The name and address of the present acting Trustees of the Trust are as follows:

Michael Boyd – 1610 Dale Earnhardt Blvd, Kannapolis NC 28083

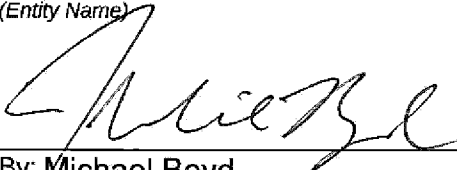
2. The Trustees have those powers listed in §§ 36C-8-815 and 36C-8-816. Pursuant to the terms of that trust, the Trustor have conveyed to the Trustee assets which shall be held, managed and distributed under the terms of the Trust. The trust instrument provides that the Trust is revocable by the Parties to the Trust Agreement.

3. Authorization for Affidavit of Trust: This Affidavit is specifically authorized by the trust. No person or entity paying money to or delivering property to any Trustee shall be required to see its application. Nor should any entity (bank, government agency, etc) need inquire further into the private trust or authority of Trustee to act on behalf of the Trust. All persons relying on this document regarding the Trustee and their powers over trust property shall be held harmless for any resulting loss or liability from such reliance. A copy of this Affidavit of Trust shall be just as valid as the original Trust instrument.

4. ACKNOWLEDGEMENT: The said trust is in full force and effect. The undersigned is currently acting as Trustee of the said trust, and as Trustees are qualified to act without signature or authority of another individual, trustee, member or board or any other entity. The trust has not been revoked, modified or amended in any manner that would cause the representations of this certificate to be incorrect.

5. The Trustee of the Trust took title to multiple parcels of Property as laid out in Deed **Book RE 3775**, **Page 2101 - 2103**, **Forsyth** **County** Public Registry. The manner in which assets should be property titled should be consistent with the Name of the Trust previously referenced.

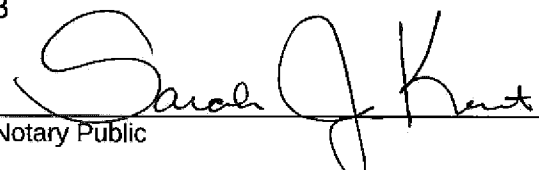
This is 3 day of October, 2023.

Charm Cast Trust
(Entity Name)

By: Michael Boyd (SEAL)
Title: Trustee

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Sarah J Kent, a Notary Public of the State of North Carolina, County of Union do hereby certify that Michael Boyd, Trustee Charm Cast Trust personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. This the 3 day of October, 2023

(SEAL)


Notary Public
My commission expires: May 21, 2027

