

2023039280 00053

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$178.00

PRESENTED & RECORDED
11/17/2023 11:11:50 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3782
PG: 631 - 635

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$178.00

Parcel Identifier Number: 6835-70-2929 Tax ID or Block & Lot: LOT 000A BLOCK 1412

Mail/Box to: Grantee at 1304 Gholson Avenue, Winston-Salem, NC 27107

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot A & B of Rev of Lots 144-149 Columbia Hieghts Extension

THIS DEED made this September 1, 2023 by and between

GRANTOR		GRANTEE
Equity Trust Company Custodian		Philip Strong
FBO 200250712 IRA		
per Exhibit A		
Grantor Address:		Buyer Address:
2668 S Stratford Road		1304 Gholson Avenue
Winston-Salem, NC 27103		Winston-Salem, NC 27107
		Property Address:
		1304 Gholson Avenue
		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 or parcel of land situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Tract I:

BEING KNOWN AND DESIGNATED as Lot "A" as shown on the Plat entitled REVISION OF LOTS 144 to 149, Inclusive, on Plat of COLUMBIA HEIGHTS EXTENSION, as recorded in Plat Book 5, Page 69. See Plat Book 2, Page 75, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Tract II:

BEING Lot No. B of the COLUMBIAN HEIGHTS EXTENSION as recorded in Plat Book 5, Page 69, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3700, Page 4280, Book 3719, Page 3729.

A map showing the above described property is recorded in Plat Book 5, Page 69.

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: none

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.

Equity Trust Company Custodian FBO 200250712 IRA

By: Taylor Schnear (SEAL)
Taylor Schnear, Authorized Signor
Corporate Alternate Signer

STATE OF Ohio, COUNTY OF Cuyahoga

I, the undersigned Notary Public of the aforesaid State and Cuyahoga County, do hereby certify that Taylor Schnear as Authorized Signor of Equity Trust Company Custodian FBO 200250712 IRA 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 10 day of November, 2023

[Handwritten Signature]

Notary Public
My Commission Expires:



Sandra Jo Souchik
Notary Public, State of Ohio
My Commission Expires
March 24, 2024
Recorded in Lorain County

Exhibit A

DocuSign Envelope ID: C5298820-C1E6-4DFA-BE20-91BEA2969EB7

RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS

Resolved, that any one of the following named Officers and Corporate Alternate Signers:

(OFFICER)

Jeffrey A. Desich	Executive Vice Chairman	Richard A. Desich	Vice President
Mark A. Furmanek	Chief Operating Officer	Matthew T. Gardner	Chief Financial Officer
Elizabeth A. Jerdonek	Chief Legal Officer & Chief Administrative Officer	George E. Sullivan	Chief Executive Officer

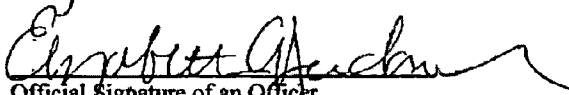
(CORPORATE ALTERNATE SIGNER)

Amber Baraona	Corporate Alternate Signer	Jeffrey Brown	Corporate Alternate Signer
Jillian Dyke	Corporate Alternate Signer	Kimberly Eisom	Corporate Alternate Signer
Angela Ellingsworth	Corporate Alternate Signer	Jessica Hardon	Corporate Alternate Signer
Amy Henricks	Corporate Alternate Signer	Mary Colleen Kilbane	Corporate Alternate Signer
Sarah Lee	Corporate Alternate Signer	Paula Neuhoff	Corporate Alternate Signer
Michael Ray	Corporate Alternate Signer	Taylor Schnear	Corporate Alternate Signer
Heather Smith	Corporate Alternate Signer		

Are/is hereby authorized and empowered to sell, purchase, borrow funds for debt financed real estate, assign, and transfer any and all bonds, certificates of deposit, stocks, mortgages, real property, satisfactions of mortgage, securities or other investments which may be registered in the name of this Corporation or which may now or hereafter be assigned to it, on behalf of the client or in its role as custodian/administrator. It is further *Resolved* that any and all such assignments of securities and investments registered in the name of or assigned to this Corporation, heretofore or hereafter made by the above-named Officer(s) or Corporate Alternate Signer(s), are hereby ratified and confirmed.

I hereby certify that the foregoing is a true and correct copy of a Resolution passed at a regular quarterly meeting of the Board of Directors, the governing body of Equity Trust Company, a duly authorized corporation. Said Resolution has not been amended or repealed, and it is presently in full force and effect.

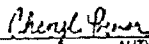
Witness my signature this 7th day of August, 2023



Official Signature of an Officer

SIGNATURE GUARANTEED
MEDALLION GUARANTEED
EQUITY TRUST COMPANY

This document was prepared by
Equity Trust Company


AUTHORIZED SIGNATURE
(046) X9010942
SIGNATURE GUARANTEED ATTACHED

DocuSign Envelope ID: C5298820-C1E6-4DFA-BE20-91BEA2969EB7

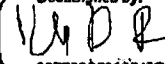
**SIGNATURE GUARANTEE
RESOLUTION BY CORPORATION CONFERRING GENERAL SIGNING
AUTHORITY ON OFFICERS and CORPORATE ALTERNATE SIGNERS**

(OFFICER)

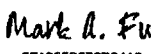
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Jeffrey A. Desich, Executive Vice Chairman

DocuSigned by:

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Richard A. Desich, Vice President

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Mark A. Furmanek, Chief Operating Officer

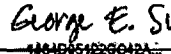
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Matthew T. Gardner, Chief Financial Officer

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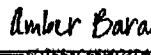
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Elizabeth A. Jerdonek, Chief Legal Officer &
Chief Administrative Officer

DocuSigned by:

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George E. Sullivan, Chief Executive Officer

(CORPORATE ALTERNATE SIGNER)

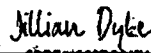
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Amber Baraona, Corporate Alternate Signer

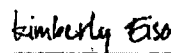
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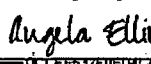
Jeffrey Brown, Corporate Alternate Signer

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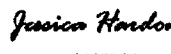
Jillian Dyke, Corporate Alternate Signer

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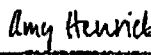
Kimberly Eisom, Corporate Alternate Signer

DocuSigned by:

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Angela Ellingsworth, Corporate Alternate Signer

DocuSigned by:

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Jessica Hardon, Corporate Alternate Signer

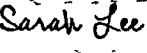
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Amy Henricks, Corporate Alternate Signer

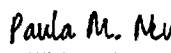
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
Mary Colleen Kilbane, Corporate Alternate Signer

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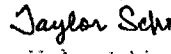
Sarah Lee, Corporate Alternate Signer

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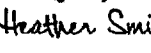
Paula Neuhoff, Corporate Alternate Signer

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Michael Ray, Corporate Alternate Signer

DocuSigned by:

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Taylor Schnear, Corporate Alternate Signer

DocuSigned by:

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Heather Smith, Corporate Alternate Signer

SUBSCRIBED TO before me this 7th day of August, 2023



KRISTEN SOSTAKOWSKI
NOTARY PUBLIC - STATE OF OHIO
Comm. No. 2018-RE-702380
My Commission Expires Jan. 28, 2028

Notary Public Kristen Sostakowski
My Commission Expires: January 28, 2028