

2024003192 00124

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED
 02/01/2024 03:46:13 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3791

PG: 1657 - 1659

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier Number: 6844-27-5103 Tax ID or Block & Lot: BLOCK 1806 LOT 001R

Mail/Box to: Grantee at 10811 John Russell Road, Charlotte, NC 28213

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

Brief description for the Index: Lot 1 of Bagby Property

THIS DEED made this January 24, 2024 by and between

GRANTOR	GRANTEE
Kingdom Trust Company Custodian F/B/O Jomo Ken Yatta Legins	Rocky River Remodeling LLC a NC LLC
Grantor Address:	Buyer Address:
<u>1105 State Route 121 N, Suite B</u> <u>Murray, KY 42071</u>	10811 John Russell Road Charlotte, NC 28213
	Property Address:
	1801 Andover Street 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:

BEING KNOWN AND DESIGNATED AS LOT NO. 1 AS SHOWN ON THE MAP OF RUPERT W. BAGBY PROPERTY AS RECORDED IN PLAT BOOK 19, PAGE 8 IN THE FORSYTH COUNTY REGISTER OF DEEDS, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3166, Page 2846.

A map showing the above described property is recorded in Plat Book 19, Page 8.

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:

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.

Kingdom Trust Company Custodian F/B/O Jomo Ken Yatta Legins

By: Catherine Frederick (SEAL)
Catherine Frederick, Authorized Signer (Name, Title)
SEE ATTACHED Exhibit A

STATE OF Kentucky, COUNTY OF Calloway

I, the undersigned Notary Public of the aforesaid State and Calloway County, do hereby certify that Catherine Frederick as Authorized Signer of Kingdom Trust Company Custodian F/B/O Jomo Ken Yatta Legins 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 25 day of January, 2024

Marie Lynn Emery
 Notary Public
 My Commission Expires: 2-4-2025

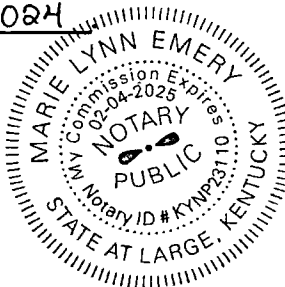


Exhibit A

Resolution of the Board of Directors of The Kingdom Trust Company

Corporate Signers Resolution

WHEREAS the Board of Directors of The Kingdom Trust Company adopts from time to time certain resolutions to authorize certain individuals to sign documents on behalf of The Kingdom Trust Company as Custodian for various IRA Accounts;

WHEREAS, The Kingdom Trust Company has entered into an Administrative Services Agreement with Kingdom Services to perform certain duties related to various IRA Accounts for which The Kingdom Trust Company acts as Custodian;

BE IT HEREBY RESOLVED, that effective the date of this resolution, the following individuals are fully authorized and empowered to endorse, assign, transfer, convert, sell, set over, and deliver to any and all shares of stocks, bonds, debentures, notes, subscription warrants, stock purchase warrants, evidences of indebtedness or other securities, limited partnership interests, trust deeds, mortgages, requests for re-conveyance, certificates of beneficial interest, and similar instruments in the name of The Kingdom Trust Company as Custodian for the benefit of various IRA accounts, and to make, execute, and deliver any and all checks, drafts, order of withdrawal or other written instruments of assignment and transfer necessary or proper to effectuate the authority hereby conferred.

Authorized Signers

Charles "Bo" Ives

Lisa Tabers

Timothy M. Kuhman

Kathy Jones

Jason Anderson

Shereen Morris

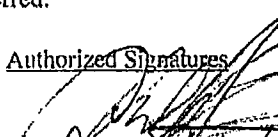
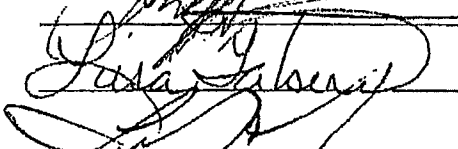
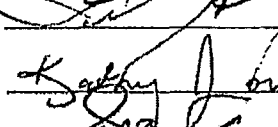
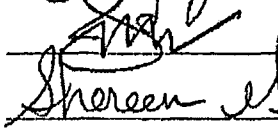
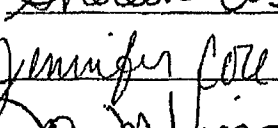
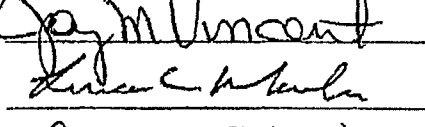

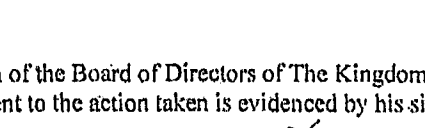
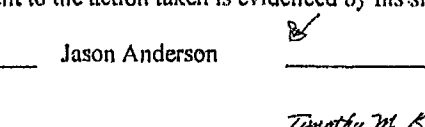
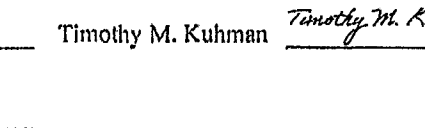
Jennifer Cole Treadway

Joy Vincent

Lucas Marler


Catherine Frederick

Authorized Signatures

RESOLVED, this 24th day of August 2023 by informal action of the Board of Directors of The Kingdom Trust Company pursuant to Section 3.13 of the Company's Bylaws. Each Director's consent to the action taken is evidenced by his signature below.


Matthew Jennings


 Matthew Jennings (Sep 6, 2023 20:20 CDT)

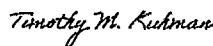
Jason Anderson



Ryan Radloff


 Ryan Radloff (Sep 10, 2023 20:41 EDT)

Timothy M. Kuhman



Meltem Demirors


 Meltem Demirors (Sep 6, 2023 19:25 EDT)