



2024015560 00138

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$38.00

PRESENTED & RECORDED
05-15-2024 02:07:28 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3806
PG: 2571-2574

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$38.00

Parcel Identifier No. 6846-13-4232.00 Tax ID or Block & Lot: 1385 219

By: _____

Mail/Box to: Grantee at 2401 Dunbar Street, Winston Salem, NC 27105

This instrument was prepared by: Jim Hill

Brief description for the Index: 2401 Dunbar Street, Winston Salem, NC 27105

ENVELOPE

THIS DEED made this 14 day of May, 2024, by and between

GRANTOR

GRANTEE

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

**Denia Hernandez Mejia
Filogonio Marcial Mendez
2401 Dunbar St.
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, 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 3155 page 3513-3514.

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:

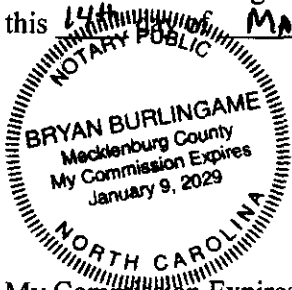
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



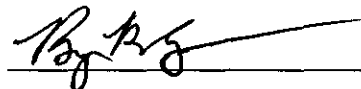
Print/Type Name: **Jim Hill**
Trust Director (SEAL)

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 New Walkertown Trust** and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of MAY, 2024.



My Commission Expires: 01/09/29
(Affix Seal)



BRYAN BURLINGAME 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 New Walkertown Trust Under Agreement Dated May 11, 2013, 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 May 11, 2013.
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 OffersMade, Inc., 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 14th day of MM, 2024.

[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 New Walkertown Trust and acknowledged on behalf of the corporation, the due execution of the of the foregoing instrument. Witness my hand and official stamp or seal, this 14th day of May, 2024.

[Signature]
NOTARY PUBLIC
My commission expires: 01/09/21



EXHIBIT "B"
DESCRIPTION OF REAL PROPERTY

BEGINNING AT THE NORTHEAST CORNER OF DUNBAR STREET AND DOUGLAS AVENUE, THENCE EASTWARDLY WITH THE NORTH LINE OF DUNBAR STREET 50 FEET TO AN IRON STAKE; THENCE NORTHEASTWARDLY 150 FEET TO AN IRON STAKE; THENCE WESTWARDLY 50 FEET TO AN IRON STAKE IN THE EAST LINE OF DOUGLAS AVENUE; THENCE SOUTHEASTWARDLY WITH THE EAST LINE OF DOUGLAS AVENUE 150 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS LOT 219 AS SHOWN ON THE MAP OF EAST FOURTEENTH STREET AS RECORDED IN FLAT BOOK 2, PAGE 32-A, REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, NORTH CAROLINA.