

**2024022235 00118**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$625.00**

PRESENTED & RECORDED  
 07/08/2024 01:02:26 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3814**

**PG: 4457 - 4460**

# NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$625.00

Parcel Identifier No. 6846-96-3165.000 Verified by Forsyth County on the \_\_\_\_ day of \_\_\_\_\_, 2024

By: \_\_\_\_\_

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 16 Silver Chalice, Section 3

THIS DEED made this 8<sup>th</sup> day of July, 2024, by and between

GRANTOR

**Qendrim Marku and Malorie Kate Marku, Trustees of the  
 Marku Living Trust dated January 30, 2024**

GRANTEE

**Darin Carlson and spouse, Suzanne Carlson**

**Property Address: 3785 Crusade Drive  
 Winston-Salem, NC 27101**

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 Grantor's interest in and to that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 16 Silver Chalice, Section 3, a map and plat of which is recorded in Plat Book 38, Page 179 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This property \_\_\_\_ is ☒ is not the primary residence of one or more of the Grantors.

For back title, see Book 3792, Page 3952, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.


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.

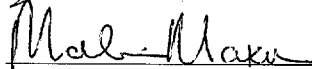
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

Marku Living Trust Dated January 30, 2024

By:  (SEAL)  
Qendrim Marku, Trustee


By:  (SEAL)  
Malorie Kate Marku, Trustee

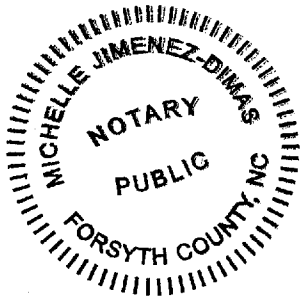
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State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Qendrim Marku and Malorie Kate Marku.

Date: 07/08/2024

  
Notary Public  
Michelle Jimenez-Dimas  
Print Name  
My commission expires: 09/25/2028



**EXHIBIT A**

NORTH CAROLINA

**CERTIFICATION OF TRUST**

FORSYTH COUNTY

Pursuant to Section 10-1013 of Chapter 36C of the North Carolina General Statutes, this Certification of Trust is signed by all the currently acting Trustee(s) of the Marku Living Trust dated January 30, 2024 and any amendments thereto, who declare:

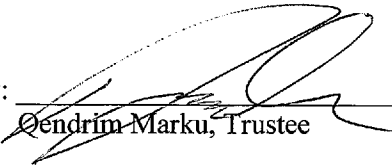
1. The Trust was created by Qendrim Marku and Malorie Kate Marku
2. The current Trustees of the trust are: Qendrim Marku and Malorie Kate Marku
3. The name of the Trust is: Marku Living Trust dated January 30, 2024
4. The address of the Trust is: ~~8001~~ 3785 crusade Dr Winston Salem, NC 27101
5. The Trust is governed by the laws of the State of North Carolina and the Trustee(s) are specifically authorized to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage, and deal with real property held by the Trust.
6. The undersigned has the power as Trustee to do all things and perform all acts that seem requisite and desirable in the businesslike administration of the Trust.
7. Assets of the Trust are owned, purchased or sold in the name of Qendrim Marku and Malorie Kate Marku, Trustees of the Marky Living Trust dated January 30, 2024.

8. The Trust has not been revoked, modified, or amended in any way that would cause the representations in this Certification of Trust to be incorrect.

This document is for the information of parties doing business with the Trust, including but not limited to: Banks, Savings & Loan Associations, Brokers, Transfer Agents and Other Financial Organizations holding accounts belonging to the undersigned, and for the information of Title Insurance Companies and attorneys reviewing title to real estate owned by the Trust.

The undersigned has executed this Certification of Trust this 8<sup>th</sup> day of July, 2024.

Marku Living Trust dated January 30, 2024


By:   
Qendrim Marku, Trustee

By:   
Malorie Kate Marku, Trustee

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Qendrim Marku and Malorie Kate Marku.

Date: 07/08/2024

  
Notary Public  
Michelle Jimenez-Dimas  
Print Name

My commission expires: 09/25/2028

