

**2024024131 00089**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$490.00**

PRESENTED & RECORDED  
 07/22/2024 12:14:35 PM

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

**BK: RE 3817**  
**PG: 1619 - 1622**

Mail deed and tax bills to Grantee: **4847 Dippen Road, Winston-Salem, NC 27105**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax  
 collector upon disbursement of closing proceeds.

Excise Tax: \$490.00

Brief description: **0.48 acres along Dippen Road**

### GENERAL WARRANTY DEED

THIS DEED made this 17th day of July, 2024, by and between:

<p><b>GRANTOR:</b></p> <p><b>MIDLAND TRUST COMPANY as Custodian FBO Robert D. Garvin #1706922</b></p> <p>Grantor address:          P.O. Box 07520          Ft. Myers, FL 33919</p>	<p><b>GRANTEE:</b></p> <p><b>WARD EDWARD STANLEY and wife, JULIE STANLEY</b></p> <p><b>BRYANT EDWARD STANLEY</b></p> <p>Grantee address:          4847 Dippen Road          Winston-Salem, NC 27105</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

### 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 Forsyth County, North Carolina, and more particularly described as follows:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **4847 Dippen Road, Winston-Salem, NC 27105**

**Note:** See attached Exhibit B Corporation Resolution for Grantor.

Submitted electronically by "Thomas and Bennett"  
 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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

**Midland Trust Company as Custodian FBO Robert D. Garvin #1706922**

 (Seal)  
Sara Brylle, IRA Administrator

Florida, Lee County

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:

**Sara Brylle**

July 17<sup>th</sup>, 2024

Place notary seal below this line:

  
Notary Public

Print/Type Name: Deanna Moore

My Commission Expires: 08/23/2025



**DEANNA MOORE**  
Notary Public  
State of Florida  
Comm# HH167997  
Expires 8/23/2025

## EXHIBIT A

**Ward Edward Stanley and wife, Julie Stanley and Bryant Edward Stanley**  
**0.48 acres along Dippen Road**  
**4847 Dippen Road**

### **Property Description:**

**BEGINNING** at an iron stake in the east right-of-way line of Dippen Road, said iron stake being the northwest corner of Tax Lot 110 Block 3007 of the Forsyth County Tax Maps; running thence with the said right-of-way line, North 18-07-28 East 100.00 feet to an iron stake, a corner of Patricia M. Myers (see Book 1315 Page 1209, Forsyth County Registry); running thence with Myers' line the two following courses and distances: (1) South 86-46 East 206.95 feet to an iron; (2) South 18-07-28 West 100.00 feet to an iron; running thence North 86-46 West 206.95 feet to the point and place of **BEGINNING**.

This is the same property as described in Book 3527, Page 3311, Forsyth County Registry and is designated as Tax PIN 6848-71-6362.000 (Block 3007, Lots 022H and 022K) on the Forsyth County tax maps. (This property contains approximately **0.48 acres** according to the Forsyth County tax maps.)

CORPORATE RESOLUTION  
DULY PASSED ON MAY 16th, 2024

## EXHIBIT B



I, the undersigned, hereby certify that I am the Secretary of Midland IRA, LLC a Limited Liability Company ("LLC") duly organized and existing under and by virtue of the laws of the State of Florida; that I am the keeper of the corporate records of this LLC and that as such, I am authorized to execute this certification on behalf of this LLC; that the following is a true, correct and compared copy of a resolution duly adopted and ratified at a meeting of the Board of Directors of this LLC, duly called and held in accordance with its charter and operating agreement, at which meeting a quorum was present and acting throughout; that said resolution has not been in any way amended, annulled, modified, rescinded or revoked, but is in full force and effect.

I, Elizabeth Jerdonek, Secretary of Midland IRA, LLC. (the "Organization") hereby certify that the foregoing is a true copy of a resolution duly adopted by the managers of the Organization, at a meeting duly held at which quorum was present and voting and that the same has not been repealed or amended and remains in full force and effect and does not conflict with Articles of Organization.

Whereas, Midland Trust Company by corporate resolution attached as Exhibit "A" and incorporated herein has authorized Midland IRA, LLC and certain employees thereof to act on its behalf; and

Whereas, Midland IRA, LLC desires to authorize certain employees to act, in a limited capacity, on behalf of Midland IRA, LLC and Midland Trust Company.

Now, Therefore, Be It Resolved: That the Managers of Midland IRA, LLC authorize the following employees to sign on behalf of Midland Trust Company, as so authorized by Exhibit "A", and Midland IRA, LLC and are each hereby appointed to act in a limited representative capacity as a representative of Midland IRA, LLC and Midland Trust Company for the benefit of retirement account holders. The persons listed below are hereby granted the individual authority and power to conduct all transactions, including, but not limited to, the authority to buy, sell, assign, and endorse for transfer, certificates representing stocks, bonds, or other securities; purchase, sale or conveyance of real property and assets; execute contracts; establish bank and brokerage accounts; and are Authorized Signatories for retirement accounts on behalf of Midland IRA, LLC or Midland Trust Company, or on further behalf of any entities that have granted Midland IRA, LLC, like powers and authority.

EMILY AMBUTER

ANDREW ANGER

RYAN AUSTIN

AMY AYERS

SACHA BRETZ

SARA BRYLLE

JACQUELINE DIAZ

WARREN FOUNTAINE

HELEN GRANUM

BRANDON HALL

NICOLE HAMILTON

DANIEL HANLON

SEAN HILDRETH

THERESA KNOWER

JIM MARCELAK

WHITNEY POPE

LOGAN THUNE

MARTY WALDEN

GEOFF WATTS

I further certify that the Managers of the LLC have, and at the time of adoption of the resolution have, full power and lawful authority to adopt the foregoing resolution and to confer the powers granted to the persons named who have full power and lawful authority to exercise the same  
WITNESS THEREOF I to hereunto subscribe my name on this 16th day of May, 2024

Elizabeth Jerdonek, as Secretary

The foregoing document was acknowledged before me on this 16th day of May, 2024 by Elizabeth Jerdonek who has produced a valid driver's license as identification.

Notary Public



LARISA STARUCH  
NOTARY PUBLIC, STATE OF OHIO  
Comm. No. 2015-RE-633061  
My Commission Expires 5/19/2025