

2024033509 00155

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2100.00

PRESENTED & RECORDED
10/02/2024 04:22:57 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3829
PG: 804 - 810

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,100.00
Parcel Identification No. 6816-70-7443.000
Title Insurance Company: Integrated Title Services, LLC
Mail/Box to: Nathan Culp and Addy Elizabeth Culp, 2856 Fairmont Road Northwest, Winston-Salem, NC 27106
This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209
Brief description for the Index: LOT 19, BLOCK 8, MERRY ACRES

THIS DEED made this ___ day of September, 2024 by and between

GRANTOR	GRANTEE
<p>Ronald Jacob Clein, Successor Co-Trustee, and Janet Clein Alembik f/k/a Janet Lynn Alembik, Successor Co-Trustee of The Ann Eisenberg Clein Revocable Trust Agreement dated May 22, 2002, as Amended and Restated February 6, 2018</p> <p><i>Mailing Address:</i> 2847 Kensington Road Winston-Salem, NC 27106</p>	<p>Nathan Daniel Culp and Addy Elizabeth Culp, husband and wife, as tenants by the entirety</p> <p><i>Mailing Address:</i> 2856 Fairmont Road Northwest Winston-Salem, NC 27106</p>

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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Lot 19, Block 8, on the map showing a portion of Merry Acres, recorded in Plat Book 23, at Page 124, in the office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3510 Page 1715.

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 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, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

The Ann Eisenberg Clein Revocable Trust Agreement dated May 22, 2002, as Amended and Restated February 6, 2018

By: Janet Clein Alembik f/k/a Janet Lynn Alembik, Successor Co-Trustee
Janet Clein Alembik f/k/a Janet Lynn Alembik, Successor Co-Trustee

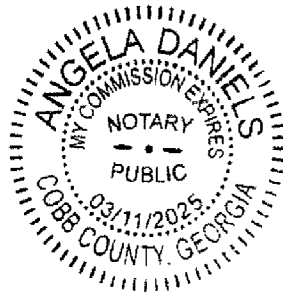
STATE OF Georgia
COUNTY OF Fulton

I, Angela Daniels Notary Public, do hereby certify that Janet Clein Alembik f/k/a Janet Lynn Alembik, Successor Co-Trustee of The Ann Eisenberg Clein Revocable Trust Agreement dated May 22, 2002, as Amended and Restated February 6, 2018 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of September, 2024.

Angela Daniels
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 3/11/2025



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, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

The Ann Eisenberg Clein Revocable Trust Agreement dated May 22, 2002, as Amended and Restated February 6, 2018

By: *Ronald Jacob Clein*
Ronald Jacob Clein, Successor Co-Trustee

STATE OF North Carolina
COUNTY OF Forsyth

I, *Davonne Myers*, Notary Public, do hereby certify that Ronald Jacob Clein, Successor Co-Trustee of The Ann Eisenberg Clein Revocable Trust Agreement dated May 22, 2002, as Amended and Restated February 6, 2018 and personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30th day of September, 2024.

Davonne Myers
Official Signature of Notary
Printed or typed name of Notary
Davonne Myers
My Commission Expires:
04/10/2027

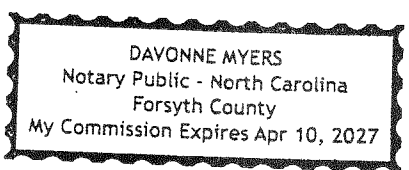


EXHIBIT A

CERTIFICATE OF TRUST

This Certificate of Trust (this "Certificate") is dated as of this the th30 day of September, 2024 and is made for the benefit of Hankin and Pack, PLLC, and Integrated Title Services, LLC and its underwriters and carriers under NCGS 36C-10-1013.

As used in this Certificate:

The "Trust" refers to **The Ann Eisenberg Clein Revocable Trust Agreement dated May 22, 2002, as Amended and Restated February 6, 2018.**

The grantor(s) of the Trust (the "Grantor") is/are **Ann Eisenberg Clein**

The trustee(s) of the Trust (the "Trustee") is/are **Ronald Jacob Clein, Successor Co-Trustee and Janet Clein Alembik f/k/a Janet Lynn Alembik, Successor Co-Trustee**

The address of the trustee(s) is:

The undersigned Trustee certifies as follows:

1. The Trust is in full force and effect and has not been revoked, modified or amended in any manner that would cause the representations in this Certificate to be incorrect or limit the powers of the Trustee in relation to Trust property.
2. The Trustee identified above is presently serving as trustee of the Trust with full authority to act on behalf of the Trust.
3. In addition to the powers of the Trustee set forth in the Trust agreement, the Trustee is hereby authorized and empowered:

- (a) While the Trust remains revocable, to follow any written direction given by the Grantor to engage in and/or perform any act described below in this Section 3 and/or Section 4, irrespective of whether the direction is contrary to the terms of the Trust, exceeds the authority or powers of the Trustee, or would otherwise constitute self-dealing or a breach of fiduciary duty;
 - (b) To acquire, buy, purchase, retain, manage, control, improve, loan, sell and transfer Trust property in such manner and for such purposes as the Trustee may deem advisable, and to have, enjoy and exercise all powers and rights over and concerning the trust property and the proceeds thereof as fully and as amply as though the Trustee were the absolute and unrestricted owner of the same, including the power to grant, bargain, sell, convey, exchange, lease, assign, encumber, pledge or hypothecate any real or personal property or any interest therein;
 - (c) To borrow money from any person or entity for such periods of time and upon such terms and conditions as to rates, maturities, renewals and security as the Trustee may deem advisable for any purpose the Trustee, in the Trustee's sole discretion, deems appropriate, and to assign, mortgage, pledge, hypothecate or otherwise encumber all or any portion of the Trust property to secure any such loan or loans;
 - (d) To assign, mortgage, pledge, hypothecate or otherwise encumber all or any portion of the Trust property to secure the repayment of any obligations incurred or guaranteed either in whole or in part by the Trust or any one or more of the Grantor or beneficiaries of the Trust or any business entities in which the Trust or any one or more of the Grantor or beneficiaries of the Trust have an interest (notwithstanding the fact that any such Grantor or beneficiary may also be a Trustee of the Trust); and
 - (e) To guarantee the repayment of any loans made to any one or more of the Grantor or beneficiaries of the Trust or to any business entities in which the Trust or any one or more of the Grantor or beneficiaries of the Trust may have an interest (notwithstanding the fact that any such Grantor or beneficiary may also be a Trustee of the Trust), and to assign, mortgage, pledge, hypothecate or otherwise encumber all or any portion of the Trust property to secure such guarantees.
4. The Trustee is hereby authorized, empowered and directed to:
- Execute all documents needed in connection with the transfer of real property located at **2856 Fairmont Road Northwest, Winston-Salem, NC 27106 to Nathan Culp**, including a settlement agreement, general warranty deed and other required documents of the transfer.
5. The taxpayer ID of the trust is _____ or is a social security number of a grantor.
6. This Certificate is signed, at least in part, to induce third parties (including title insurance companies) to rely upon its contents. All persons and entities may rely upon this Certificate and shall be held harmless for any loss or liability resulting from such reliance. If any conflict exists or arises between the terms of the Trust and this Certificate, this Certificate shall control. No person or entity delivering property or lending or paying money to the

Trustee shall be required to see to its application. A copy of this Certificate shall be just as valid as the original.

FURTHER, Trustee(s) does/do hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

**The Ann Eisenberg Clein Revocable Trust Agreement
dated May 22, 2002, as Amended and Restated February
6, 2018**

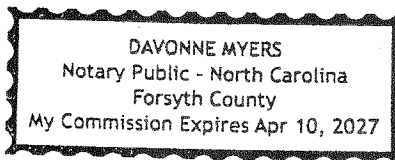
By: *Ronald Jacob Clein*
Ronald Jacob Clein, Successor Co-Trustee

STATE OF *North Carolina*
COUNTY OF *Forsyth*

I, *Dalonne Myers*, Notary Public, do hereby certify that Ronald Jacob Clein, Successor Co-Trustee of The Ann Eisenberg Clein Revocable Trust Agreement dated May 22, 2002, as Amended and Restated February 6, 2018 and personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this *30th* day of September, 2024.

Dalonne Myers
Official Signature of Notary
Printed or typed name of Notary
Dalonne Myers
My Commission Expires:
04/10/2027



Trustee shall be required to see to its application. A copy of this Certificate shall be just as valid as the original.

FURTHER, Trustee(s) does/do hereby acknowledge that this Certification may be recorded in the Register of Deeds Office and agrees that this Certification is being executed in duplicate counterparts each of which shall be deemed an original (the counterpart to be recorded may have the taxpayer identification number redacted if it is the social security number of a settlor).

**The Ann Eisenberg Clein Revocable Trust Agreement
dated May 22, 2002, as Amended and Restated February
6, 2018**

By: Janet Clein Alembik f/k/a Janet Lynn Alembik
Janet Clein Alembik f/k/a Janet Lynn Alembik, *Successor Co-Trustee*
Successor Co-Trustee

STATE OF Georgia
COUNTY OF Fulton

I, Angela Daniels, Notary Public, do hereby certify that Janet Clein Alembik f/k/a Janet Lynn Alembik, Successor Co-Trustee of The Ann Eisenberg Clein Revocable Trust Agreement dated May 22, 2002, as Amended and Restated February 6, 2018 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 30 day of September, 2024.

Angela Daniels
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 3/11/2025

