

**2024038784 00117**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$180.00**

PRESENTED &amp; RECORDED

11/14/2024 02:53:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3836

PG: 183 - 187

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$180.00
Parcel ID:	6844-24-0761
Mail/Box to:	Attaf Ibrahim Abozeed and spouse, Novo Yousef Abozeed, 2607 Carlyle Street, Winston Salem, NC 27107
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 6 metes & bounds of 0.25 of an acre in Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 13 day of November, 20 24, by and between:

GRANTOR	GRANTEE
Salem 2018021415 Trust 3771 Windy Point Road SW Supply, NC 28462	Attaf Ibrahim Abozeed, married 2607 Carlyle Street Winston Salem, NC 27107

**Property Address: 2607 Carlyle Street, Winston-Salem, NC 27107**

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3412 Page 2967.

All or a portion of the Property  includes or  does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book \_\_\_\_\_ Page \_\_\_\_\_.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Salem 2018021415 Trust

Entity Name

By: Lawrence Watson Jr

Name: Lawrence Watson, Jr

Title: Trustee AS per Ex. B

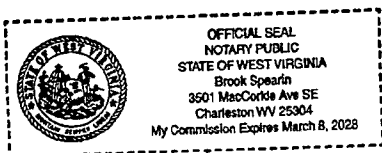
Trustee

STATE OF WEST VIRGINIA, COUNTY OF Kanawha

I, Brook Spearin, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the \_\_\_\_\_ day of November 13, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Lawrence Watson, Jr as Trustee of Salem 2018021415 Trust

Affix Notary Seal/Stamp



Brook Spearin

Notary Public (Official Signature)

My commission expires: 3/8/28

**EXHIBIT "A"**

Property Address: 2607 Carlyle Street, Winston-Salem, NC 27107

Tax ID: 6844-24-0761 / Block 1613 Lot 006

BEGINNING at the southeast corner of Lot No. 7, running thence westwardly with line of Lot 7, 188 feet to a stake; thence southwardly 50 feet to a stake; thence eastwardly parallel with the east and west line of Lot No. 7, 188 feet to a stake; thence North 10 East 50 feet to the place of Beginning, being known and designated as Lot No. 6 as shown on a map. See Deed Book 115, Page 256, in the Office of the Register of Deeds of Forsyth County, North Carolina, same being the property of S.E. Right's. There is excepted a small strip approximately 23 feet off of the southeast corner of Lot No. 6 as shown on plat recorded in Book 115, Page 256.

Being the same property as described in Book 2482 Page 985.

# Exhibit B

Prepared by and return to: Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

## TRUST CERTIFICATION

The undersigned being Trustees of the Salem 2018021415 Trust (the "Trust") hereby certifies the following pursuant to NCGS 36-C-10-1013:

1. The Trust is currently in existence.
2. The Trust was established by that certain trust agreement dated \_\_\_\_\_.
3. The current, and sole, trustee(s) of the Trust is/are: Lawrence Watson, Jr residing at 3771 Windy Point Road SW, Supply, NC 28462.
4. The trustees are authorized by the trust instrument or by the provisions of applicable law (including, but not limited to, NCGS 36C-8-815 and 36C-8-816) to sign deeds, except as limited by the following (if none, so indicate): NONE.
5. The Trust is revocable.
6. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in this Certification to be incorrect. The Trust is a duly organized and validly existing revocable trust. Any third party to whom this certificate is presented may rely on it.
7. There are no judicial proceedings for the dissolution of the Trust, pending or filed, and no circumstances have occurred or exist which have triggered or will trigger a dissolution of the Trust.
8. There are no actions, suits, proceedings, including bankruptcy pending or threatened against the Trust, or any adverse claims against its assets, including specifically, 2607 Carlyle Street, Winston Salem, NC 27107.

Lawrence Watson, Jr. (SEAL)  
Lawrence Watson, Jr, Trustee

November 13, 2024  
Date

STATE OF WEST VIRGINIA

COUNTY OF Kanawha

Signed and sworn to before me this date 11/13/24, by Lawrence Watson, Jr, the Trustee of Salem 2018021415 Trust, on behalf of the Trust.

Brook Spearin  
Notary Public  
My Commission Expires: 3/8/28

Affix stamp/seal:

