

2025000219 00071

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1330.00

PRESENTED & RECORDED
 01/03/2025 11:56:27 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3843
PG: 1189 - 1193

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,330.00

Parcel Identifier No. 6835-31-0788.000 Verified by Forsyth County on the ____ day of _____, 2025

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: Tract S. Main Street

THIS DEED made this 3rd day of January, 2025, by and between

GRANTOR

**John M. Notte and Ellery E. Notte, Trustees of the Notte
 Living Trust dated January 19, 2022**

**1734 Lancelot Lane
 Winston-Salem, NC 27103**

GRANTEE

Josue Sanchez and spouse, Amanda Goetz

**Property Address: 916 S. Main Street
 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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows: See Exhibit A attached hereto and incorporated herein by reference.

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

For back title, see Book 3670, Page 3518, 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.

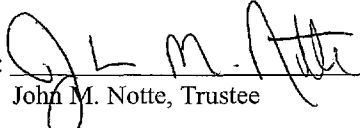
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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.

Notte Living Trust dated January 19, 2022

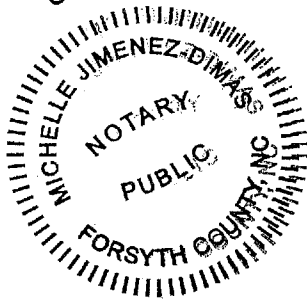
By:  (SEAL)
John M. Notte, Trustee

By:  (SEAL)
Ellery E. Notte, 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: John M. Notte and Ellery E. Notte.

Date: January 3rd, 2025




Notary Public

Michelle Jimenez-Dimas
Print Name

My commission expires: 09/25/2028

Exhibit A

Beginning at an iron stake in the western right-of-way line of South Main Street, said iron stake being South 4° 46' East 102.42 feet from the southwest intersection of South Main Street and Walnut Street, and running thence from said beginning iron stake along the western right-of-way line of South Main Street South 4° 46' East 55.81 feet to an iron stake, thence South 85° 14' West 118.96 feet to an iron stake, thence North 4° 46' West 55.81 feet to an iron stake; thence North 85° 14' East 118.96 feet to the point and place of beginning, same being a portion of Tax Lot Nos. 107 and 108, Tax Block 578, and also being a portion of Lot No. 96 as set out upon the Map of Salem, recorded in Plat Book 8,

page 66, in the Office of the Register of Deeds of Forsyth County, North Carolina, and being that same property surveyed and platted by Joyce Engineering and Mapping Company, Inc. on the 30th day of March, 1977.

SAVE AND EXCEPT the reservation unto Old Salem, Inc. and its successors and assigns of a permanent easement for purposes of ingress, egress and regress with full right of maintenance and repair of that paved private driveway which encroaches within the southern boundary line of the premises hereinabove described, which encroachment is definitively established by the plat of survey hereinabove referred to. The easement herein reserved shall only terminate upon the express written consent of Old Salem, Inc or its successors or assigns, or upon the termination of the use of said paved private driveway, whichever event shall first occur.

Exhibit B

Drafted by and return to:

Lynne R. Holton, Esq. Box 66

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 Notte Living Trust dated January 19, 2022 and any amendments thereto, who declare:

1. The Trust was created by John M. Notte and Ellery E. Notte.
2. The current Trustees of the trust are: John M. Notte and Ellery E. Notte.
3. The name of the Trust is: the Notte Living Trust dated January 19, 2022.
4. The address of the Trust is: 1734 Lancelot Lane, Winston Salem, NC 27103.
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 John M. Notte and Ellery E. Notte, Trustees, or their successors in trust, under the Notte Living Trust, dated January 19, 2022, and any amendments thereto.
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 3rd day of January, 2025.

The Notte Living Trust dated January 19, 2022

By: [Signature]
John M. Notte, Trustee

By: [Signature]
Ellery E. Notte, 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: John M. Notte and Ellery E. Notte.

Date: January 3rd, 2025

[Signature]
Notary Public

Michelle Jimenez-Dimas
Print Name

My commission expires: 09/25/2028

