

2025000779 00088

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED

01/09/2025 02:28:18 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3843

PG: 3697 - 3701

submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$160.00

PARCEL # 6836-27-6303.000

Mail after recording to: Grantee at address below.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 9 day of JANUARY 2025 by and between

GRANTOR

Mt. Zion Baptist Church of Winston Salem, Inc., a North Carolina non-profit corporation, aka Mt. Zion Baptist Church
 950 FILE ST., WINSTON SALEM, NC 27101

AND

Carolyn Carter, as Personal Representative of the Estate of Cope Edward Benson (23E1279)
 2315 PICCADILLY PINES COURT, WINSTON SALEM, NC 27127

GRANTEE

THE GARNER REALTY FIRM, LLC

PROPERTY ADDRESS: 2901 NE GILMER AVENUE, WINSTON SALEM, NC 27101

MAILING ADDRESS: 860 SALISBURY ST., SUITE C, KERNERSVILLE, NC 27284

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOT 127, SB ON THE PLAT OF "BON AIR-GREENWAY PLACE AS RECORDED IN PLAT BOOK 8, PAGE 109, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1621 Page 171, FORSYTH County Registry. **SEE ESTATE FILE FOR COPE EDWARD BENSON 23E1279.**

A map showing the above-described property is recorded in Plat Book 8 Page 109 and referenced within this instrument.

The above-described property does not include the primary residence of the 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, save and except easements, restrictions, and rights of way as appear of record, and 2025 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

SEE ATTACHED BOARD OF DIRECTORS MEETING ALLOWING SALE AND ARNOLD ROGERS AS SIGNATORY AND CORPORATE RESOLUTION TO SELL- "EXHIBIT A AND B"

Mt. Zion Baptist Church of Winston Salem, Inc., a North Carolina non-profit corporation, aka Mt. Zion Baptist Church

BY: Arnold Rogers (SEAL)
 Arnold Rogers, Trustee and Chairman of the
 Board of Trustees

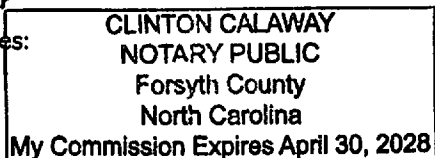
Carolyn Carter (SEAL)
 CAROLYN CARTER

STATE OF NORTH CAROLINA COUNTY OF FORSYTH

I, the undersigned Notary Public of Forsyth County and State aforesaid certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **Arnold Rogers, Trustee and Chairman of the Board of Trustees of Mt. Zion Baptist Church of Winston Salem, Inc., a North Carolina non-profit corporation, aka Mt. Zion Baptist Church**

Witness my hand and official stamp or seal, this the 9 day of JANUARY 2025

My Commission Expires: 4/30/28



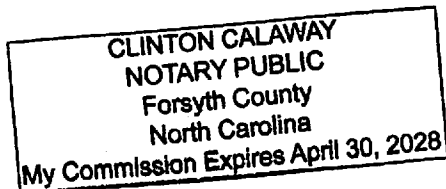
Notary Public- Clinton Calaway

STATE OF NORTH CAROLINA COUNTY OF FORSYTH

I, the undersigned Notary Public of Forsyth County and State aforesaid certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: **CAROLYN CARTER AS PERSONAL REPRESENTATIVE OF THE ESTATE OF COPE EDWARD BENSON.**

Witness my hand and official stamp or seal, this the 9 day of JANUARY 2025

My Commission Expires: 4/30/28



Notary Public- Clinton Calaway

EXHIBIT "A"

MOUNT ZION BAPTIST CHURCH INCORPORATED
950 FILE STREET
WINSTON-SALEM, NORTH CAROLINA 27101-3233
(336) 722-2325 (336) 722-3359
OFFICE FAX

WEBSITE: www.Mt.ZionTheJoy.Org

DR. SERENUS T. CHURN, SR. PASTOR

Board of Directors Meeting

December 28, 2024

A call meeting of the Boared of Directors was held on Saturday, December 28, 2024 at 11:00A.M. Once the meeting was called to order devotion was held.

Following devotion, Deacon Alexander Richardson, explained the purpose of the meeting. He informed the board that Cope Benson(decedent) has remembered Mount Zion Baptist Church in his Last Will and Testament. It states that any interest in the property located at 2901 Gilmer Avenue, N.E. be the property of Mount Zion Baptist Church, located at 950 File Street, Winston-Salem, North Carolina, 27101. We have the keys to the property.

The church representative for sale of the property is Deacon James Franklin(Realtor), of Realtor One. Deacon Franklin thanked the board for allowing him the opportunity to represent Mount Zion Baptist Church. He proceeded to explain the sale document and passed it around for board members to see as he explained. Members could ask questions. An example used was the Comparative Market Analysis, in order that board members could see and understand the sale price for property in the surrounding area.

The initial offer for the property was \$77,000.00. However, the final offer was raised to \$80,000.00. Due Diligence of \$1,000.00 is paid to Seller, once contract has been executed. The property will be sold "as is." Chairman of the Trustee Board, Arnold Rogers will sign necessary documents. Closing will be held by the Law Office of Clint Calaway. There is a grace period of seven days once closing has been determined. Property Taxes have been paid, and there are no liens against the property.

Again, the board was asked if they had additional questions. How many bedrooms?

Answer was three and no rooms for living downstairs. Trustee Arnold Rogers has

been in the property. We were informed that the attorney's office is the clearing house.

Dr. Churn stated that we would have a Congregational Meeting tomorrow (December 29) following service to explain how Cope Benson has again thought about his church. Once explained a motion will be put before the congregation concerning the property and our intent to sale it. This is in the interest of the church and it needs to be done sooner rather than later.

Motion was put before the Board of Directors. Rhett Butler made the motion that we use Garner as a buyer at \$80,000.00, and the Second was made by Daisy Walker. Board voted in the affirmative.

Closing---January 7, 2025. There is a seven day grace period---January 14, 2025.

Dr. Churn thanked the board and stated how much Cope Benson had done for the church and how much he loved it.

Meeting closed with prayer.

Present:

Dr. S. T. Churn; Deacon Alexander Richardson, Trustee Veronica G. Jones, Trustee Jerrye Griffin, Deacon Rhett Butler; Deacon Donald Hines; Selina Jones, Deaconess Daisy Walker; Deaconess Cheri Travis; Deacon Alvin Atkinson.

EXHIBIT "B"

CORPORATE RESOLUTION TO SELL

The undersigned, being that the Chairman of the Trustee Board of Mt. Zion Baptist Church of Winston Salem, Inc., a North Carolina non-profit corporation, does hereby certify that at an open, duly noticed meeting of the church was called on December 29, 2024 where a majority of the congregation agreed to sell and appointed Arnold Rogers, Chairman of the Trustee Board to sign on behalf of the Incorporation, said appointment, and resolution is evidenced by this resolution to the deed.

RESOLVED, that the corporation sell to The Garner Realty Firm, LLC the real property of the corporation located at 2901 NE Gilmer Ave., Winston Salem, NC 27101 Tax Parcel # 6836-27-6303.000, in the amount of \$80,000.00 in accordance with the terms of the Contract of Sale dated December 29, 2024, and that the closing documents in connection therewith be in such form as Arnold Rogers, Chairman of the Trustee Board be authorized to execute and deliver such documents.

The certificate of incorporation of the corporation does not require any vote of consent of shareholders to authorize the sale of the property.


Arnold Rogers, Chairman of the Trustee Board