

2025007231 00068

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$195.00

PRESENTED & RECORDED
 03/07/2025 11:57:17 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3851

PG: 4175 - 4179

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 195.00

Parcel Identifier No. 6844-24-0860.000 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: Lot No. 8 S.E. Right's Property

THIS DEED made this 4th day of March, 2025, by and between

GRANTOR

Lawrence Watson, Jr. Trustee of the Salem 2018021415 Trust

**3771 Windy Point Road SW
 Supply, NC 28462**

GRANTEE

Kristi Nichole Moore, unmarried

**2603 Carlyle Street
 Winston Salem, NC 27107**

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

See Exhibit A attached hereto and incorporated herein by reference.

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

For back title, see Book 3412, Page 2956, 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.

Salem 2018021415 Trust

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

State of Nevada - County of Douglas

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: Lawrence Watson, Jr.

Date: March 04, 2025

Shannon Elyse Roberts
Notary Public

Shannon Elyse Roberts
Print Name

My commission expires: 10/04/2026



SHANNON ELYSE ROBERTS
NOTARY PUBLIC
STATE OF NEVADA
APPT NO: 22-4076-03
MY APPT EXPIRES OCT 4, 2026

Exhibit A

Fronting 50 feet on the East side of Tucker Street and being known and designated as Lot No. 8 on map of S.E. Right's property as recorded in Deed Book 115, Page 256, in the Office of the Register of Deeds of Forsyth County, N.C. to which said map reference is hereby made for a full and complete description which is incorporated herein by specific reference thereto.

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 Salem 2018021415 Trust and any amendments thereto, who declare:

1. The Trust was created by Samuel B. Watson.
2. The current Trustee of the trust is: Lawrence Watson, Jr.
3. The name of the Trust is: the Salem 2018021415 Trust.
4. The address of the Trust is: 3771 Windy Point Road SW, Supply, NC 28462.
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 Lawrence Watson, Jr., Trustee of the Salem 2018021415 Trust, 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 4th day of March, 2025.

Salem 2018021415 Trust

By: Lawrence Watson, Jr., trustee
Lawrence Watson, Jr., Trustee

State of Nevada - County of Douglas

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: Lawrence Watson, Jr.

Date: March 04, 2025

Shannon Elyse Roberts
Notary Public

Shannon Elyse Roberts
Print Name

My commission expires: 10/04/2026



SHANNON ELYSE ROBERTS
NOTARY PUBLIC
STATE OF NEVADA
APPT NO: 22-4078-03
MY APPT EXPIRES OCT 4, 2026