

2025015386 00180FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED

05/08/2025 03:05:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3862**PG: 1776 - 1781****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$170.00****Tax Parcel Identification Number: 6844-27-2229.000**

This instrument was prepared by: Malia M. Williams, 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.

Return to: Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to Grantee:** 1114 Asheford Green Ave. NW, Concord NC 28027**Property Address:** 1329 Marne Street, Winston-Salem, NC 27107**Brief description for the Index:** LO158 BL1750 George E. Nissen Company Property**THIS DEED made this the 15th day of May, 2025****GRANTOR**

**Lawrence Watson, Jr., as Trustee of the
Salem 2018021415 Trust,
A North Carolina Land Trust**

3771 Windy Point Rd SW
Supply, NC 28462

GRANTEE

**Adebimpe Onafuwa and spouse,
Oladimeji Onafuwa**

1114 Asheford Green Ave. NW,
Concord NC 28027

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 situated in the County of **Forsyth**, State of North Carolina and more particularly described as follows:

SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

For further reference seed Deed Book 3412 at Page, 2912, Forsyth County Registry.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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.

FOR CERTIFICATION OF TRUST see **EXHIBIT "B"** attached hereto and incorporated herein by reference.

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:

- (1) Subject to easements and restrictions of record, if any;
- (2) Ad valorem real property taxes for 2025 and subsequent years; and
- (3) All matters shown on that Plat recorded in Plat Book 3, Page 11, Forsyth County Registry.

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

[SIGNATURE PAGE FOLLOWS]

[REMAINDER OF PAGE INTENTIONALLY BLANK]

[SIGNATURE PAGE]

GRANTOR

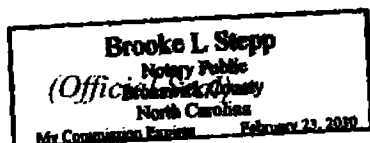
Salem 2018021415 Trust

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

STATE OF North CarolinaCOUNTY OF Brunswick

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 herein and in the capacity indicated:

*Lawrence Watson, Jr., as Trustee of the
 Salem 2018021415 Trust*

This 10th day of May, 2025.

Brooke L. Stepp
 Official Signature of Notary

Brooke L. Stepp
 Notary's printed or typed name, Notary Public

My commission expires: 02/23/2030

EXHIBIT "A"
PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot Two (2), Block "E" as the same is shown on a plat of the "C.F. Nissen Property" by Paul King, C.E., said plat being duly recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 3, Page 11, to which reference hereby made for a more complete description. There is excepted from this conveyance FIVE (5) feet from the western end of the front boundary line of Marne Street, extending north that width along the western boundary line of this lot (Lot 2) to a point in the northern boundary line of this lot (lot 2) making this lot's (Lot 2) frontage on Marne Street an estimated FORTY-FIVE (45) feet in total.

SUBJECT TO the rights, if any, the railroad may have as shown on the above-referenced plat.

PROPERTY ADDRESS: 1329 MARNE STREET, WINSTON-SALEM, NC 27107
PARCEL ID: 6844-27-2229.000

FOR BACK REFERENCE, SEE DEED RECORDED IN BOOK 3412, PAGE 2912, AND FOR FURTHER BACK REFERENCE, SEE ALSO DEED RECORDED IN BOOK 3280, PAGE 3267, FORSYTH COUNTY REGISTRY.

TE/MMW CJLW: 20590.03

EXHIBIT "B"
CERTIFICATION OF TRUST

Pursuant to N.C. Gen. Stat. § 36C-10-1013, this Certification of Trust is signed by the currently acting Trustee of the Salem 2018021415 Trust (the "Trust"), who declares as follows:

1. Samuel B. Watson established a trust called the Salem 2018021415 Trust under a Declaration of Trust and Land Trust Agreement, dated June 26, 2018.
2. The Trust is currently in existence.
3. Lawrence Watson, Jr. is the currently acting Trustee of the Trust, as properly appointed by all of the beneficiaries of the Trust, pursuant to the Trust terms.
4. The address of the Trustee is:

3771 Windy Point Rd. SW Supply, NC 27021
5. The Trustee has those powers set forth under the provisions of N.C. Gen. Stat. § 32-26, all of the powers set forth in N.C. Gen. Stat. § 32-27, as well as additional powers set forth in the trust agreement. The Trust includes an express power for the Trustee to sell, convey, or exchange all real property in the trust.
6. The powers of the Trustee, and any successor Trustee, include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real property and personal property interests.
7. The manner in which Trust assets should properly be titled is: Lawrence Watson, Jr., Trustee of the Salem 2018021415 Trust, or a similar variation properly identifying the Trust and the Trustee.
8. The undersigned Trustee has the authority to exercise all powers under the Trust, including but not limited to conveying title to real and personal property owned or titled in the name of the Trust, without the consent or authorization of any other person or entity.
9. Excerpts from the trust agreement that establish the Trust, designating the Trustee and set forth the powers of the Trustee will be provided upon request. The powers of the Trustee include the power to acquire, sell, assign, convey, pledge, encumber, lease, borrow, manage and deal with real property and personal property interests.
10. I have read the Trust agreement and, where necessary, obtained the advice of counsel to determine my authority as Trustee to exercise the powers indicated above.
11. The Trust is revocable.
12. The Trust is governed by the laws of the State of North Carolina.
13. The Trust has not been amended or judicially reformed in any way that would cause the representations in this Certification of Trust to be incorrect.
14. This Certification of Trust may be relied upon by third parties, including lenders, attorneys opining to title, title insurance companies, and subsequent real property owners who rely upon it in purchasing property held by the Trust. As Trustee, I agree to indemnify and make whole any such parties who, in their reliance upon this Certification, suffer loss as a result of such reliance.

15. The Trust taxpayer identification number may be provided upon proper request.

I certify that the foregoing Certification of Trust is true and correct.

Salem 2018021415 Trust

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

5/6/2025
Date

STATE OF North Carolina

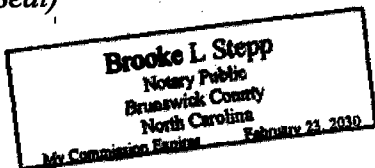
COUNTY OF Brunswick

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 herein and in the capacity indicated:

*Lawrence Watson Jr.,
As Trustee of the
Salem 2018021415 Trust*

This 6th day of May, 2025.

(Official Seal)



Brooke L Stepp
Official Signature of Notary

Brooke L Stepp
Notary's printed or typed name, Notary Public

My commission expires: 02/23/2030