

**2020050744 00133**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$142.00**

PRESENTED &amp; RECORDED

11/09/2020 10:16:26 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

**BK: RE 3564****PG: 3621 - 3623****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$142.00

Parcel Identifier Number: Tax ID or Block & Lot: 6833-202-0424.00Mail/Box to: Grantee at 4400 S. Main Street, Winston-Salem, NC 27107This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104Brief description for the Index: Lot 9-A, of Hickory Grove

THIS DEED made this November 5, 2020 by and between

## GRANTOR

4400 S. Main Trust  
 by QAH Group LLC as Trustee  
 per attached Exhibit A

Grantor Address:

1959 N Peace Haven Road #231  
 Winston-Salem, NC 27106-4850

## GRANTEE

Mirna Dominguez  
 and, ~~Spouse~~,  
 Jose Hernandez

Buyer Address:

4400 S. Main Street  
 Winston-Salem, NC 27107

Property Address:

4400 S. Main Street  
 Winston-Salem, North Carolina 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 that certain lot or parcel of land situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**County Tax ID: 6833-202-0424.00 /**

Being all of Lot 9-A of the map entitled Revision of Lots 8, 9 & 10 of Hickory Grove as recorded in Plat Book 56 at Page 178 in the Office of the Register of Deeds of Forsyth County.

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3250, Page 768.

A map showing the above described property is recorded in Plat Book 56, Page 178.


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 has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions:

**THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

4400 S. Main Trust

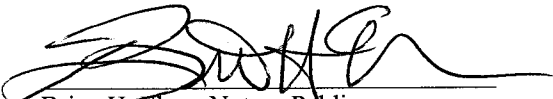
X By:   
Jared Rogers as Managing Member of QAH Group LLC, Trustee

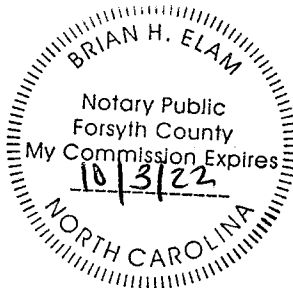
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STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Jared Rogers as Managing Member of QAH Group LLC, Trustee of 4400 S. Main Trust personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 6 day of November, 2020.

My Commission Expires: 10/3/2022

  
Brian H. Elam, Notary Public

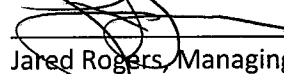


**EXHIBIT A - Certification of Trust**

Pursuant to North Carolina General Statutes § 36C-10-1013, QAH Group LLC as Trustee of The 4400 S. Main Trust Under Agreement Dated 9/14/2015 do hereby make the following representations and assurances:

1. A trust agreement as referred to herein and hereinafter known as Trust Agreement or Trust was executed on 9/14/2015.
2. The identity of the Settlor(s) of the Trust is/are not to be revealed according to the terms of the Trust.
3. The current Trustee of the Trust is QAH Group LLC, whose address is 1959 N Peace Haven Road #231, Winston-Salem, NC 27106-4850.
4. The powers of the Trustee include the power to sell, convey, purchase or exchange real property.
5. The Trust is revocable by the Settlor.
6. The Trustee has the authority to sign for and otherwise authenticate this Trust, whether or not Trustee is the sole Trustee or a Co-Trustee.
7. The Trust's taxpayer identification number is REDACTED.
8. The Trust may take title to real property by Deed titled in the name of the Trust without requirement of naming the Trustee.
9. If the Trust has been modified or amended, the modifications or amendments do not in any manner cause the representations contained in this Certification to be incorrect.
10. The Trust has not been revoked and is still valid and in effect.

Certified this the 6 day of November, 2020.

 (SEAL)  
Jared Rogers, Managing Member of QAH Group LLC, Trustee

STATE OF NC Forsyth COUNTY

I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Jared Rogers, Managing Member of QAH Group LLC, Trustee, personally appeared before me this day and acknowledged the execution of the foregoing Instrument. Witness my hand and official stamp or seal on this 6 day of November, 2020.

  
NOTARY PUBLIC

My commission expires: 10/3/22

