

**2021046469 00262**

FORSYTH CO. NC FEE \$26.00

PRESENTED & RECORDED

08/26/2021 04:27:07 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3636**

**PG: 691 - 692**

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**SUBSTITUTION OF COLLATERAL  
RELEASE OF COLLATERAL**

Prepared by and return to: The Elam Law Firm PLLC, 351 N Peace Haven Road, Winston-Salem, NC 27104

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, Yali Enterprises LLC, Grantee and QAH Group LLC, Grantor, according to the terms of that Deed of Trust recorded on 5-21-2021 in Deed Book 3610, Page 1470, Forsyth County Registry, hereby releases the following described premises:

*\*and 1416 Linbrook Dr Winston Salem Trust, Owner*

**RELEASED PREMISES:**

Property Address: 4122 S. Main Street, Winston-Salem, NC 27127

Tax ID: LOT 011B BLOCK 2055 / 6833-14-9699

and being more completely described as follows:

**Tract 1: Being known and designated as Lots No. 10, 11, 12, 13, 30 and 31, Block 5, Avondale #1, as shown on the Map of Avondale #1, said Map being recorded in Plat Book 4 at Page 181, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.**

**For back reference see Deed Book 1018 at Page 776 of the Forsyth County Registry.**

**Tract 2: Being Lots Nos. 8-9 in Block 5 as shown and designated on the Map of Avondale #1, which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 4, Page 181.**

**For back reference see Deed Book 282 at Page 204 of the Forsyth County Registry.**

**Tract 3: Being Lots #32 and #33 in Block 5, as shown on the Map of Avondale, which is registered in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 4, Page 181.**

from the lien of that Deed of Trust recorded in Deed Book 3610 at Page 1470 and dated May 14, 2021 and recorded May 17, 2021, Forsyth County Registry. In the place and stead of said released property, the Grantee and Grantor agree to substitute as collateral in said deed of trust the below described collateral property.

**SUBSTITUTED COLLATERAL**

Property Address: 166 Linbrook Drive, Winston-Salem, NC 27106

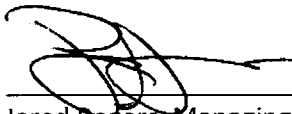
Tax ID: LOT 012 BLK 3601 / 6819-49-1525.000

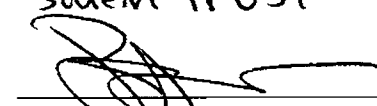

and being more completely described as follows:

**BEING KNOWN AND DESIGNATED as Lot Number 12, Block B, as shown on the Map of I.J. Shamel and E.E. Ketner Property, as recorded in Plat Book 17, Page 206, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.**

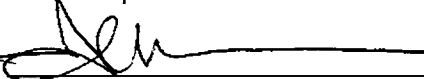
Except for such releases and substitution, the above described Deed of Trust shall remain in full force and effect according to the terms therein.

GRANTOR:  
QAH Group LLC

 (SEAL)  
Jared Rogers, Managing Member

 (SEAL)  
OWNER OF SUBSTITUTED COLLATERAL:  
QAH Group LLC 166 Linbrook Dr Winston  
Salem Trust  
Jared Rogers, Managing Member Trustee 

GRANTEE:  
Yali Enterprises LLC

 (SEAL)  
Ruskin Anderson, Managing Member  
~~ALICE ANDERSON~~

NORTH CAROLINA

Caitlyn Bryhanna Gobble

FORSYTH COUNTY

I, ~~Joiana Stancil~~ Stokes, a Notary Public of the State of North Carolina and County of Stokes, do hereby certify that Jared Rogers as Managing Member of QAH Group LLC, Grantor and Owner of the substituted collateral 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 23 day of July, 2021.

Notary Public

My Commission Expires:

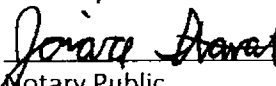
02/11/26\* ~~Winston Salem Trust~~ 166 Linbrook Dr

NORTH CAROLINA

I, Joiana Stancil

ALICE ANDERSON, FORSYTH COUNTY

a Notary Public of the State of North Carolina and County of Forsyth, do hereby certify that Ruskin Anderson as Managing Member of Yali Enterprises LLC, Grantee 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 22<sup>nd</sup> day of July, 2021.

  
Notary Public

My Commission Expires: March 5<sup>th</sup> 2022