

2019020905 00087

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

\$50.00

PRESENTED & RECORDED

06/04/2019 12:47:42 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3463

PG: 4060 - 4062

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$50.00

Parcel Identifier Number: 6844-10-8910 Tax ID or Block & Lot: BLOCK 2377 LOT 220

Mail/Box to: Grantee at 380 Knollwood St. STE. H258, Winston Salem, NC 27103

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 220 of Easton

THIS DEED made this May 30, 2019 by and between

GRANTOR

Glass Family Trust of November, 2000
As per Attached Exhibit A

Grantor Address:

PO Box 6545
West Lake Village, CA 91359-6545

GRANTEE

Q Lawson Development Trust

Buyer Address:

380 Knollwood St. STE. H258
Winston Salem, NC 27103

Property Address:

1074 Betty Drive
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 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:

BEING all of Lot 220, Easton, according to the plat thereof recorded in Plat Book 14, Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3157, Page 2382.

A map showing the above described property is recorded in Plat Book 14, Page 23.

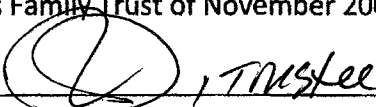
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2018 Ad Valorem Taxes are paid in the amount of \$221.91

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.

Glass Family Trust of November 2000

By:  (SEAL)
Julia Seebode, Trustee

STATE OF California COUNTY OF Los Angeles

I, the undersigned Notary Public of the aforesaid State and Los Angeles County, do hereby certify that Julia Seebode as Trustee of Glass Family Trust of November, 2000 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 31st day of May, 2019.

H. Eftekhari
Notary Public
My Commission Expires: 08/22/2019

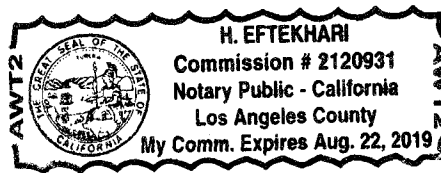


EXHIBIT A - Certification of Trust

Pursuant to North Carolina General Statutes § 36C-10-1013, Julia Seebode as Trustee of The Glass Family Trust of November 2000 Under Agreement Dated 11/15/2000 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 11/15/2000.
- 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 Julia Seebode, whose address is P.O. Box 6545, Westlake Village, CA 91359.
- 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 555131711
- 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 31st day of May, 2019.

[Signature], Trustee (SEAL)
Julia Seebode, Trustee

STATE OF California Los Angeles COUNTY
I, the undersigned, a Notary Public of the County and State aforesaid, certify that, Julia Seebode, 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 31st day of May, 2019.

H. Eftekhari
NOTARY PUBLIC

My commission expires: 08/22/2019

