

2015019682 00102

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$34.00

PRESENTED & RECORDED
 06/01/2015 11:34:20 AM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: S L POINDEXTER
 DPTY

BK: RE 3233
PG: 2314 - 2315

Parcel #: 6845-47-0625.00

Property Address: 421 Mount Vernon Avenue, Winston-Salem, NC 27105

Mail After Recording to: Box 108Mail Future Tax Bills to: Grantee: 1889 Wendell Road, Wendell, NC 27591

Prepared by: Edward R. Green, Attorney

Stamps: 34.00**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this the 27 day of May, 2015, by and between:

GRANTOR(S)	GRANTEE(S)
FERRELL CONSTRUCTION COMPANY, INC. 854 West 5 th St., Winston-Salem, NC 27101	SKK RIZK LLC

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, in consideration of Ten Dollars and Other Valuable Consideration (\$10.00 & OVC) to them 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 lying and being in Winston Township, Forsyth County, North Carolina; and being more particularly described as follows:

BEGINNING at a point in the east line of Mt. Vernon Avenue which said point is in the southwest corner of Lot No. 53 on the map hereinafter referred to, and running thence along the south line of Lot No. 53 South 87° 00' East 150 feet to a point; running thence South 3° 00' West 75 feet to a point; running thence North 87° 00' West 150 feet to a point in the east line of Mt. Vernon Avenue; running thence along the east line of Mt. Vernon Avenue North 3° 00' East 75 feet to the place of BEGINNING.

The above described property is all of Lot No. 52 and the northern 25 feet of Lot No. 51, both as shown on the map of Masten Park, Section 3, recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 7, page 42, to which map reference is hereby made. The calls in this description are in accordance with a survey thereof by J.F. Ellerbe, C.E., dated July 8, 1955.

The above described real estate _____ does X does not include the primary residence of the Grantor(s).

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

AND GRANTOR covenants with 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 herein above described is subject to the following exception.

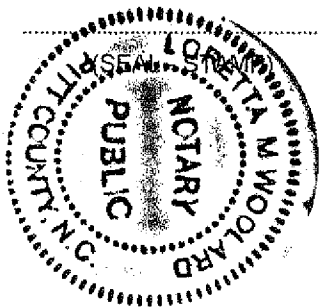
Submitted electronically by "Jenkins Law Group PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

SUBJECT to all easements, rights of way and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed by its proper authorized officer the day and year first above written.

FERRELL CONSTRUCTION COMPANY, INC.

By: Sarah Ferrell Sloan (SEAL)
President



NORTH CAROLINA - County of Pitt

I, the undersigned, a Notary Public of said County and State, certify that Sarah F. Sloan, personally came before me this day and acknowledged that she is President of Ferrell Construction Company, Inc., a corporation, and that she as President being authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official seal or stamp, this the 27th day of May, 2015.

Loretta M. Woolard
Notary Public

Loretta M. Woolard
Notary Public's Printed Name

My Commission Expires: 4/12/17