



2017020626 00230

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

05-26-2017 03:22:09 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3349

PG: 1555-1557

Original To:

Pat Diamond

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$NTC

Recording Time, Book and Page

Tax Map No 6854-14-9390.000

Mail after recording to: Grantee

This instrument was prepared by: J. Thomas Keever, Jr.

THIS DEED made this 26th day of May, 2017 by and between

GRANTOR

RAJ ARORA AND WIFE, NISHA ARORA

GRANTEE

PROPERTY FLIPPERS LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY

MAILING ADDRESS:

4-C Oak Branch Drive, Greensboro, NC 27407

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 Winston Salem Township, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book Page , Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 170, Forsyth County Registry and referenced within this instrument.

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:

Subject to easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes which have been pro-rated by the parties.

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 officer(s), the day and year first above written.

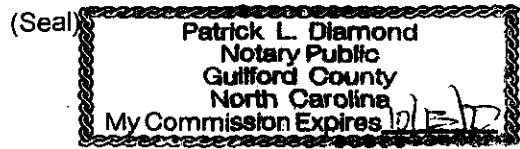
Raj Arora (SEAL)
Raj Arora

Nisha Arora (SEAL)
Nisha Arora

STATE OF NORTH CAROLINA; GUILFORD COUNTY

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 therein and in the capacity indicated: Raj Arora and Nisha Arora, Grantor(s). Witness my hand and official stamp or seal, this the 26th day of May, 2017.

My Commission Expires: 10/13/17 Patrick L. Diamond
Notary Public



Print Notary Name: 10/13/2017

"Exhibit A"

ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF FORSYTH, STATE OF NORTH CAROLINA:

BEING THE SAME PROPERTY CONVEYED TO THE GRANTOR BY DEED RECORDED IN BOOK 2629, PAGE 179 FORSYTH COUNTY REGISTRY, TO WHICH DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THIS PROPERTY.

And being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 7, as shown on the Map of Dizeland, as recorded in Plat Book 17, Page 170, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Said property is commonly known as 901 Dize Drive, Winston-Salem, NC 27107.