

2018029847 00082

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

\$290.00

PRESENTED & RECORDED

08/02/2018 12:53:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3418

PG: 1481 - 1483

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 290.00

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 31st day of July, 2018 by and between

GRANTOR

**PROPERTY FLIPPERS LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY**

GRANTEE

**PEAK PROPERTIES HOLDINGS 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.

Submitted electronically by "The Firm at Fisher Park, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3349 Page 1555, 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.

PROPERTY FLIPPERS LLC

By: Muhammad Kamran Awan (SEAL)
Muhammad Kamran Awan, Manager

By: Rajkumar Arora (SEAL)
Rajkumar Arora, Manager

STATE OF NORTH CAROLINA; GUILFORD COUNTY

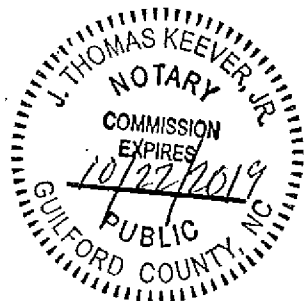
I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Muhammad Kamran Awan and Rajkumar Arora, Managers of PROPERTY FLIPPERS LLC A NC limited liability company, Grantor(s). Witness my hand and official stamp or seal, this the 31st day of July, 2018.

My Commission Expires: 10/22/2019

(Seal)

 J. Thomas Keever Jr.
Notary Public

Print Notary Name: J. Thomas Keever Jr.



"Exhibit A"

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

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.