

2019006150 00049

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$45.00

PRESENTED & RECORDED
02/21/2019 11:01:29 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3447
PG: 172 - 173

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: **\$45.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6834-56-1915.00

Mail after recording to: Grantee: 235 E. Monmouth St., Winston Salem, NC 27127

This instrument was prepared by: Bunch & Associates, PLLC 309 Upton Street, Winston Salem, NC 27103

THIS DEED made this 5th day of February, 2019 by and between

GRANTOR

RYU Investment, LLC **AKA RYU Investments LLC**
12 Redhead Crescent
Scarborough, Ontario
M1V3B4
Canada

GRANTEE

Shaneka Shipman

Property Address:
235 E. Monmouth St.,
Winston Salem, NC 27127

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 and more particularly described as follows:

LYING AND BEING on the north side of Monmouth Street, commencing at a stake 150 feet west of Lomond Street, J.A. Hill's corner and running thence westwardly along Monmouth Street 50 feet and to the same width, to-wit: 50 feet extending back north between parallel lines 100 feet to an alley; the same being known and designated as Lots 14 and 16, in Block 44, on the Map of the Winston-Salem Land and Investment Company recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions 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 3199, Page 4407, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book ____, Page ____, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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:

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.

RYU Investment, LLC _____ (SEAL)
(ENTITY NAME)

By: [Signature] _____ (SEAL)
Title: Hubert Wong (Manager/Member)

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Hubert Wong

Witness my hand and official stamp or seal, this the 5th day of February, 2019.

My Commission Expires: 10-23-2021

[Signature]
Notary Public

Print Notary Name Katie S. Rebert

