

2019010125 00043FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$144.00**

PRESENTED & RECORDED

03/25/2019 11:21:14 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3451**PG: 2218 - 2220****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$144.00

Parcel Identifier No.: 6845-47-0625

Mail after recording to: Grantee

This instrument was prepared by: Justice Law Group PA, 1734 Battleground Avenue, Greensboro, NC 27408

Brief Description from the Index: Mount Vernon Avenue Properties

THIS DEED made this 21st day of March, 2019, by and between**GRANTOR**

SKK Rizk, LLC, a North Carolina Limited Liability Company

45 Sheridan Drive #4
Shrewsbury, MA 01545**GRANTEE**

Guiyong Ren and Daizhu Zhao, husband and wife

406 Everett Street
Burlington, NC 27215

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 , City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described [] is or [X] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3233 , Page 2314 , Forsyth County Registry and in Book 3286, Page 4259, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 7, Page 42, 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.

submitted electronically by "Justice Law Group, P.A." in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, Covenants, Rights of Way of record, if any and ad-valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

SKK Rizk, LLC, a North Carolina Limited Liability Company

By: Rudy Rizk
Rudy Rizk, Manager

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Melissa Lopes, certify that Rudy Rizk personally came before me this day and acknowledged that he/she is Manager of SKK Rizk, LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 21st day of March, 2019.

Melissa Lopes
Official Signature of Notary

Melissa Lopes
Printed or typed name of Notary

My Commission Expires: 3/7/2023

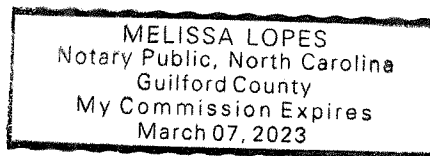


Exhibit "A"

Property 1:

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.

Tax Parcel Number: 6845-47-0625

Property Address: 421 Mount Vernon Avenue, Winston-Salem, NC 27101

Property 2:

BEGINNING at an iron stake 148 feet south of the intersection of Greensboro Highway Nos. 60 and 65 and Mt. Vernon Avenue; running thence Northeastwardly 169.1 feet to an iron stake; thence Southwardly 203.3 feet to an iron stake, the corner of Lot No. 52; thence Westwardly along Lot No. 52, 150 feet to an iron stake on Mt. Vernon Avenue; thence Westwardly along Mt. Vernon Avenue 100 feet to an iron stake, the place of BEGINNING. Being known and designated as Lot Nos. 53 and 54 of Masten Park, Section 3, recorded in Plat Book 7, Page 42, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tax Parcel Number:

Property Address: 425 Mount Vernon Avenue, Winston-Salem, NC 27101