



2019025403 00151
 FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
 07-01-2019 01:48:37 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SYLVIA TILLEY
 DPTY

BK: RE 3469
 PG: 414-417

Original to Tony Muhammad

Excise Tax

Recording Time, Book and Page

Mail after recording to:

Amran Property Investments, LLC / 7840 N. Point Blvd Ste.
17326

This instrument was prepared by:

Tony Muhammad

Winston-Salem, N.C.
 27116

Brief description for the Index:

GENERAL WARRANTY DEED
 (Individuals to a Trust)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Donald C. Brown and wife, Aubrentine B. Brown, individuals, ☒ married ☐ unmarried, hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto Amran Property Investments, LLC, as Trustee of Amran Property Investments, LLC trust, dated 6/29/2019, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Forsyth, State of North Carolina, to-wit:

- ☒ See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
☐ Legal Description:

549 McCreary St, Winston Salem, NC 27105

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

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 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:

WITNESS Grantor(s) hand(s) this the 29 day of June, 2019.

Donald C. Brown
(1st Grantor's Signature)

Donald C. Brown
Print Name

Aubretine B. Brown
(2nd Grantor's Signature)

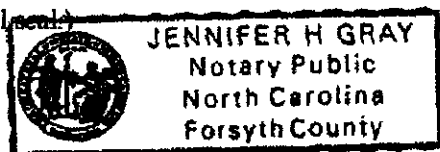
Aubretine B. Brown
Print Name

STATE OF North Carolina
COUNTY OF Forsyth

I, a Notary Public, do hereby certify that Donald C. Brown and Aubretine B. Brown (here give the name of the grantor(s) or maker(s)) personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal

This the 29th day of June, 2019 (year).

(Official Seal)



Jennifer H. Gray
Notary Public
Printed Name: Jennifer H. Gray

Grantor(s) Name, Address, phone:

Donald C. Brown
Aubretine B. Brown
117 Sedge Meadow Dr, W-S, NC 27107
336-575-4739

Grantee(s) Name, Address, phone:

Amran Property Investments, LLC
7840 N Point Blvd Ste. 17326 Winston Salem,
NC 27116
336-692-6696

SEND TAX STATEMENTS TO GRANTEE

EXHIBIT A

549 McCreary St, Winston Salem, NC 27105

Beginning at an iron in the northern right-of-way line of McCreary Street, said iron being located North 87° 50' West 125 feet from the intersection of the right-of-way lines of McCreary Street and Ogburn Avenue; thence from said beginning point along the northern right-of-way line of McCreary Street, North 87° 50' West 100 feet to an iron; thence North 02° 10' East 200 feet to an iron; thence South 87° 50' East 100 feet to an iron; thence South 02° 10' West 200 feet to the point and place of Beginning, and being a portion of Lots Nos. 284 and 285 as shown on map of Montview as recorded in Plat Book 1, Page 106 in the office of the Register of Deeds of Forsyth County, North Carolina all according to survey of Daniel W. Donathan dated November 14, 1983.