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FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/22/2019 09:14:47 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY

BK: RE 3472
PG: 1012 - 1013

NORTH CAROLINA SPECIAL WARRANTY DEED

Drawn By: Anthony C. McLaughlin
Mail to: Grantee, 795 Jamaica Blvd., Toms River, NJ 08757

Tax Stamps: \$NTC

THIS DEED, made and entered into this 17 day of July, 2019 by and between:

GRANTOR: MDC PROPERTIES, LLC, a New Jersey Limited Liability Company
795 Jamaica Blvd., Toms River, NJ 08757

and

GRANTEE: MICHAEL KOURRIS, a Free Trader
795 Jamaica Blvd., Toms River, NJ 08757

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to him in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the GRANTEE, his heirs and/or successors and assigns, certain premises in the City of Winston-Sale, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the southern right-of-way line of Buick Street, said point beginning at the northeast corner of T. W. Church's property as recorded in Deed Book 827, Page 388; thence running with southern right-of-way line of Buick Street, South 85 deg. 45 min. East 100 feet to a iron stake, Richard G. Purcell's northwest corner; thence with Purcell's line South 04 deg. 08 min. West 200 feet to an iron stake; thence North 85 deg. 45 min. West 100 feet to an iron stake; thence North 04 deg. 08 min. East 200 feet to the point and place of BEGINNING and being the western half of Lots 72, 73, 74 and 75 as shown on Map of MOTOR HEIGHTS as recorded in Plat Book 1 at Page 98 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 969 at Page 259, Forsyth County Registry.

Commonly known as 408 Buick Street, Winston-Salem, North Carolina; Forsyth County Tax Parcel 6845-58-6338.000, see Book 2575, Page 1876 for back reference.

Submitted electronically by Anthony C. McLaughlin, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

This deed is executed in connection with the winding up of the affairs of the Grantor Limited Liability Company. MDC Properties, LLC, a New Jersey Limited Liability Company, has been dissolved. Pursuant to Title 42, Article 49 of the Revised Statutes of New Jersey, the dissolved Limited Liability Company continues to have the authority to wind up its affairs, including the transfer of property. In executing this deed, the undersigned Michael Kourris certifies as follows:

1. The Limited Liability Company was properly created under the laws of the State of New Jersey, was in existence at the time of the deed dated October 8, 2004, and recorded June 20, 2025 in Book 2575, Page 1876, Forsyth County, NC Registry, and has since been dissolved;
2. He is the sole member/manager of the Limited Liability Company and have the authority to executed this deed;
3. That the Limited Liability Company, at the time of dissolution, had no outstanding debts, and he is the sole person entitled to a distribution of the Limited Liability Company's assets.

TO HAVE AND TO HOLD The above described premises, with all appurtenances thereunto belonging, or in anywise appertaining, unto the GRANTEE, his heirs and/or successors and assigns, forever.

And the GRANTOR warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

When reference is made to the GRANTOR or GRANTEE the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal, the day and year first above-written.

MDC PROPERTIES, LLC, a New Jersey Limited Liability Company

By: Michael Kourris
Michael Kourris, Member-Manager

STATE OF NEW ~~JERSEY~~ York Richmond COUNTY

I, the undersigned, a notary public of said county do hereby certify that Michael Kourris personally appeared before me and acknowledged that he is Member-Manager of MDC PROPERTIES, LLC, a New Jersey Limited Liability Company, and that by authority duly given in connection with the winding up of the affairs of the LLC, and as the act of the LLC, the foregoing instrument was signed in its name by him as its Member-Manager.

Witness my hand and notarial seal-stamp, this 17th day of July, 2019.
(SEAL-STAMP)

Andrew Liberatore
Notary Public
Printed Name: Andrew Liberatore
My Commission Expires: 03/21/20

