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FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 05/05/2020 12:38:36 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3522
PG: 3666 - 3667

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$NTC

Parcel Identifier Number: 6846-96-3165 Tax ID or Block & Lot: BLOCK 3216D LOT 016

Mail/Box to: Grantee at 3785 Crusade Dr, Winston Salem, NC 27101

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot 16, Section 3 of Silver Chalice

THIS DEED made this April 7, 2020 by and between

GRANTOR		GRANTEE
Marku Real Estate LLC		Qendrim Marku
Grantor Address:		Buyer Address:
1900 Gaston St.		3785 Crusade Dr 1900 Gaston St.
Winston Salem, NC 27103		Winston Salem, NC 27103
		Property Address:
		3785 Crusade Dr
		Winston Salem, NC 27101

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

BEING KNOWN AND DESIGNATED AS Lot 16 Silver Chalice, Section 3 a map and plat of which is recorded in plat Book 38 Page 179, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is the same property as described in Book 1698, Page 3594, Forsyth County Registry and is designated as Block 3216D, Lot 016 on the Forsyth County tax maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3484, Page 397.

A map showing the above described property is recorded in Plat Book 38, Page 179.

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:

____ / ____ **THIS PROPERTY ☐ DOES ☐ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Marku Real Estate LLC

By: _____

Qendrim Marku, President

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Qendrim Marku as President of Marku Real Estate LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 22 day of April, 2020.

My Commission Expires: 10/3/22

Brian H. Elam
Brian H. Elam, Notary Public

