

2020046705 00160FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$630.00**

PRESENTED & RECORDED

10/16/2020 02:50:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3559**PG: 2460 - 2462****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$630.00**Tax Parcel Identification Number:** 6854-19-9250.000**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 3023 Kernersville Road, Winston-Salem, NC 27107**Property Address:** 3023 Kernersville Road, Winston-Salem, NC 27107

Brief description for the Index: Tracts, Kernersville Road

THIS DEED made this 8th day of October, 2020 by and between**GRANTOR**PRAISE ASSEMBLY CHURCH MINISTRIES,
INC., a North Carolina nonprofit corporation214 Capistrano Drive
Winston-Salem, NC 27103**GRANTEE**MOAATH SAADELDIN EID and
SAADELDIN MOHAMED AHMED EID, as
Joint Tenants With the Right of Survivorship3023 Kernersville Road
Winston-Salem, NC 27107

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 3374, Page 1501, Forsyth County Registry, submitted electronically by "Craige Jenkins Liipfert & Walker LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

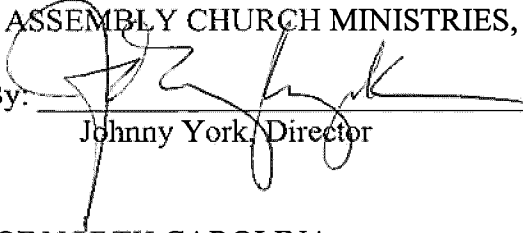
THIS IS _____ OR IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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, other than the following exceptions: subject to easements and restrictions of record, if any; and 2020 property taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

PRAISE ASSEMBLY CHURCH MINISTRIES, INC., a North Carolina Nonprofit Corporation

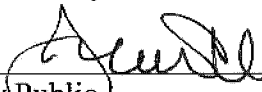
By:  (SEAL)
Johnny York, Director

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public of the County of Forsyth and State of North Carolina, certify that Johnny York, either being personally known to me or proven by satisfactory evidence (said evidence being his driver license), who is the Director of Praise Assembly Church Ministries, Inc., a North Carolina Nonprofit Corporation, personally appeared before me this day and acknowledged that he is Director of Prasiie Assembly Church Ministries, Inc., a North Carolina Corporation and that as Director, being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 8th day of October, 2020.


Notary Public
Name: Julian P. Robb
My Commission Expires: 7/21/2025

JULIAN P. ROBB
Notary Public North Carolina
Forsyth County
My Commission Expires 7-21-2025

EXHIBIT "A"
PROPERTY DESCRIPTION

BEGINNING at an iron stake, the southwest corner of the within-described property, said point being located North 02° 12' 53" East 15.97 feet from an existing iron pipe, the southeast corner of property of SAYI, LLC as described in Deed Book 3336, page 634; running thence with the line of SAYI, LLC North 02° 12' 53" East 148.79 feet to an existing iron pipe, a point in the line of property of Parkview Shopping Center Condominium Association as described in Deed Book 3005, page 2175; running thence with the line of Parkview South 88° 58' 41" East 119.53 feet to a stone; thence North 02° 57' 38" East 162.01 feet to a nail set; thence South 88° 34' 57" East 65.47 feet to an existing iron pipe, being also the southwest corner of the property of Sam C. Ogburn Real Estate Company as described in Deed Book 1647, page 1264; running thence with the line of said Ogburn South 88° 40' 38" East 29.25 feet to an existing iron pipe; thence North 06° 11' 03" East 4.91 feet to a nail set; thence South 88° 52' 40" East 122.02 feet to an existing iron rebar, the northeast corner of the within-described property and the northwest corner of the property of Kyong Sun Flores as described in Deed Book 2715, page 4073; running thence with said Flores' line South 01° 45' 26" East 64.37 feet to an existing iron pipe, the northeast corner of property Vasiliki Rizos as described in Deed Book 1152, page 492; running thence South 85° 04' 27" West 122.70 feet to an existing iron pipe, the northwest corner of property of Bessie Rizos as described in Deed Book 1397, page 149; thence with Bessie Rizos' west line South 02° 08' 43" East 199.87 feet to an existing iron pipe on or near Kernersville Road; running thence South 81° 53' 13" West 240.47 feet to an iron stake, the point and place of the BEGINNING. Consisting of 1.27 acres, more or less, and being previously known as PINs 6854-19-9262, 6854-29-0384 and 6854-19-8154 on the Tax Maps of Forsyth County, North Carolina. All as shown on a survey entitled "Map for Edward and Dean Malone" dated 9/14/2017 by Allied Land Surveying Co., P.A., bearing Job No. 12-029.