

2021010384 00150

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/02/2021 01:52:14 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3590**PG: 3819 - 3820**

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax \$0.00Parcel Identifier No. 6856-05-5585

This instrument was prepared by: The Fife Law Firm, P.A. (without title examination)
 Return instrument to: Grantee
 Brief description for the Index: 34 Silver Chalice

THIS DEED made this 26 day of February, 2021, by and between

GRANTOR**YL Properties, LLC**

709 E. Lenoir Street
 Raleigh, NC 27601

GRANTEE(S)**Pendulum-Hefetz Properties, LLC**

8 The Green Street
 Dover, DE 19901

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.q. corporation or partnership.

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

Being known and designated as Lot Number 34, as shown on the plat entitled Silver Chalice, Section 2, as recorded in Plat Book 35, Page 142, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is now hereby made for a more particular description.

Submitted electronically by "The Fife Law Firm, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3586, Page 3586, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 35 Page 142.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

Title to the property hereinabove described is subject to the following exceptions:

- X Subject to Ad valorem taxes for the current year.
- X Easements, Rights of way and Restrictions which may appear of record.
- X Restrictions recorded in Book 1739, Page 1290, Book 1862, Page 2825, Book 1864, Page 1091, and Book 1871, Page 427, Forsyth County Registry.

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.

By: YL Properties, LLC

Yosef Hefetz, Member/Manager

(Seal)

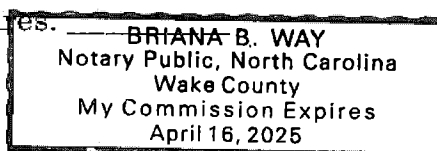
STATE OF NORTH CAROLINA,

COUNTY OF Wake

I, Briana B Way, a Notary Public of the County of Wake, State of North Carolina, do hereby certify that **Yosef Hefetz** who personally came before me this day and acknowledged that he is the Member Manager of **YL Properties, LLC**, a North Carolina Limited Liability Company and that authority duly given and as the act of the company, the foregoing instrument was signed in its name by himself as its Member Manager.

Witness my hand and official stamp or seal, this 26 day of February, 2021.

My Commission Expires.



Notary Public