

2021019182 00197

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/14/2021 03:52:06 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE
 DPTY

BK: RE 3602
PG: 44 - 45

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ NTC

Parcel Identifier No.: 5896-77-0731.00 (Block 4635M, Lot 007)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 5909 Hollow Wood Ct, Winston-Salem, NC, 27104

This instrument was prepared by: T. Thomas Kangur, Jr., a licensed North Carolina attorney. Delinquent taxes, if any to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

No title search requested or performed.

Brief description for the Index: Lot 7, Whispering Winds

THIS DEED made this 14~~th~~ day of April, 2021, by and between,

<p>GRANTOR</p> <p>RAFAH SAMIR (unmarried)</p> <p>Mailing Address: 5909 Hollow Wood Ct, Winston-Salem, NC 27104</p>	<p>GRANTEE</p> <p>CRYSTAL HOUSE LLC a North Carolina limited liability company (unmarried)</p> <p>Mailing Address: 1050 Kelwyn Lane, Lewisville, NC, 27023</p>
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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 Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 7, as set out on the Plat of "WHISPERING WINDS", as recorded in Plat Book 53, Page 120, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description of said property.

Property Address: 2040 Storm Canyon Road, Winston-Salem, NC 27106

The property does not include the primary residence of the Grantor.

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3516, Page 689, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 68, Page 189.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Rafah Samir (SEAL)
Rafah Samir

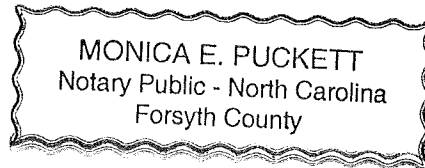
State of North Carolina, County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Rafah Samir.**

Date: 4/14/2021

Monica E. Puckett
Notary Public

Monica E Puckett
printed or typed name of notary public



My Commission Expires: 8/4/21