

**2021026791 00154**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$376.00**

PRESENTED & RECORDED  
 05/20/2021 01:27:46 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3611****PG: 1581 - 1582****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$376.00Parcel Identification No. 6856-05-5585.000Title Insurance Company: Panther TitleMail/Box to: Ribbon Home SPV II, LLC, 1435 West Morehead Street, Suite 130, Charlotte, NC 28208This instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Blvd, Ste 350, Charlotte, NC 28209, a valid NC law firmBrief description for the Index: Lot 134, Silver Chalice, Section 2THIS DEED made this 17 day of May, 2021 by and between

GRANTOR	GRANTEE
<b>Pendulum Hefetz Properties LLC, a Delaware Limited Liability Company</b>	<b>Ribbon Home SPV II, LLC, a Delaware Limited Liability Company</b>
<i>Mailing Address:</i> 8 The Green St. Dover DE, 19901	<i>Mailing Address:</i> 1435 West Morehead Street, Suite 130 Charlotte, NC 28208
	<i>Property Address:</i> 3748 Signet Drive 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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

**Being known and designated as Lot Number 134, 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 hereby made for a more particular description.**

**See corrective deed to Pendulum Hefetz Properties LLC recorded on even date herewith.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3590 Page 3819.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or XXX does not include the primary residence of a Grantor.

submitted electronically by "Hankin & Pack, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

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:

Easements, Restrictions and Right of Way of Record.  
Ad Valorem Taxes for Current Year

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

Pendulum Hefetz Properties LLC, a Delaware Limited Liability Company

By: Yosef Hefetz, Member/Manager

STATE OF NORTH CAROLINA  
COUNTY OF Mecklenburg

I, Elizabeth J. Watkins, Notary Public, do hereby certify that Yosef Hefetz, Member/Manager, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 17 day of May, 2021.

Elizabeth J. Watkins  
Official Signature of Notary

My Commission Expires: 8-3-2025

