

2021038017 00106
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$93.00
PRESENTED & RECORDED
07/16/2021 11:06:46 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE
DPTY
BK: RE 3625
PG: 3703 - 3704

Prepared by: Ralph A. Evans
Mail to Grantee: 1031 N. King Charles Road Raleigh, NC 27610
Grantor Address: P.O. Box 759 Pleasant Garden, NC 27313
Revenue: \$93.00

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED, made and entered into this 16 day of July, 2021 by SM1 Investment Inc, a North Carolina Corporation, hereinafter referred to as "Grantor" and Rosenberg Houses, LLC, hereinafter referred to as "Grantee", whether on or more individuals or corporations or other entity.

WITNESSETH:

THAT the Grantor, for a valuable consideration to them in hand paid by the Grantee, receipt of which is hereby acknowledged, has bargained and sold and by these presents does grant, bargain, sell, convey, and transfer unto the Grantee in fee simple those certain tracts, lots, or parcels of land located in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 127 as shown on the Map of Easton as recorded in Plat Book 14 at Page 23(4) in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being that same property conveyed to James A. Joy and wife, Anne B. Joy by deed recorded in Deed Book 2453, Page 3794, Forsyth County Registry.

Property Address: 1036 Nancy Lane Winston-Salem, NC 27107

PIN: 6844-10-4678.000

All or a portion of the property herein conveyed does not include the primary residence of the Grantors.

TO HAVE AND TO HOLD the aforesaid tracts or parcels of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that the Grantor is seized of said property in fee simple, has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights of way, restrictions of record and any unpaid ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing and has hereunto set its hand and seal as of the day and year first above written.

SM1 INVESTMENT INC

By: Shadi Abdallah

Title: President

STATE OF North Carolina
COUNTY OF RANDOLPH

I, the undersigned Notary Public of the County or City of Randolph and State aforesaid, certify that Shadi Abdallah personally appeared before me this day and acknowledged that he is the president of SM1 INVESTMENT INC, a North Carolina corporation and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed for the purposed therein expressed. Witness my hand and Notarial stamp or seal this 16 day of July, 2021.

Ralph A. Evans Notary Public
Notary's Printed or Typed Name

My Commission Expires: 7/6/2025
(Affix Seal)

