

2021067113 00263

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/08/2021 04:11:49 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3661**PG: 2514 - 2516**

Tax Parcel Identifier Nos. 5893-61-4721.000; 6886-67-0398.000; & 6886-67-1379.000
 Revenue Stamps: \$0

Prepared by Cecil, Cecil & Barker, P.A. - PREPARED WITHOUT SURVEY OR TITLE
 EXAMINATION

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **November 24, 2021**, by and between

GRANTOR	GRANTEE
Nabil Abdellmelk and wife, Nazira W. Nassef	Abdellmelk Properties, LLC, a North Carolina limited liability company
Mailing Address: 5107 Ivystone Lane Winston-Salem, NC 27104	Mailing Address: 5107 Ivystone Lane Winston-Salem, NC 27104

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:

See "Exhibit A" attached hereto and incorporated herein by reference.

The above-described property which is being conveyed herein does not include the primary residence of Grantor.

For back reference see deeds recorded in Deed Book 3579, Page 1488, Deed Book 3357, Page 848 and Deed Book 3357, Page 853.

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 except for the exceptions hereinafter stated.

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

Ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

IN WITNESS WHEREOF, each Grantor has hereunto set his/her hand and seal the day and year of Notary acknowledgment herein.

Nabil Abdellmelk (Seal)
Nabil Abdellmelk

Nazira W. Nassef (Seal)
Nazira W. Nassef

Guilford County, State of North Carolina

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 therein and in the capacity indicated: Nabil Abdellmelk and Nazira W. Nassef

Date: 12/7/2021
Morgan Turner
 Notary Public
 Printed Name: Morgan Turner

My commission expires: June 8, 2025

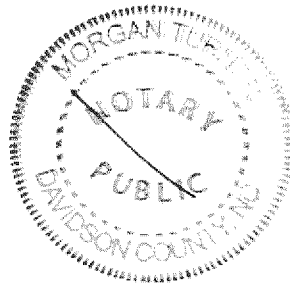
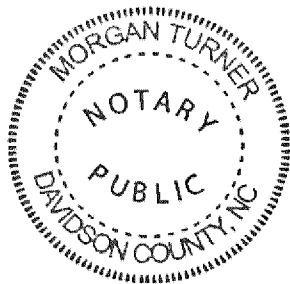


EXHIBIT A

PARCEL ONE:

BEGINNING at a point in the eastern right of way of Owen Street, said point being the southwest corner of Lot 52 and the northwest corner of Lot 53 on the plat described below and running thence with the eastern right of way line of Owen Street, South $03^{\circ} 27'$ West 398.93 feet to an iron in the northern right of way of U.S. Highway No. 158; thence along the northern right of way of said highway on a curve the chord of which is South $81^{\circ} 55' 45''$ East 160.45 feet to a point; thence North $03^{\circ} 27'$ East 211.40 feet to a point; thence North $86^{\circ} 33'$ West 1.00 feet to a point; thence North $03^{\circ} 27'$ East 120.00 feet to a point; thence South $86^{\circ} 33'$ East 41 feet to a point; thence North $03^{\circ} 27'$ East 80 feet to a point; thence North $86^{\circ} 33'$ West 200 feet to the place of Beginning. Being known and designated as all of Lots 53, 54, 58, 59, 60 and 61 and all of Lots 55, 56 and 57, except a 41 foot strip from the entire eastern side. For a more particular description see plat of Clemmons Terrace, Plat Book 7, Page 74 in the Forsyth County Register of Deeds.

PARCEL TWO:

Beginning at a point on the north side of the Kernersville-Oak Ridge road, the point of intersection of the west side of Oak Street and the north side of said road at the northwest corner, and running thence along the said Kernersville-Oak Ridge road in a southwestwardly direction along said road 74.65 feet to an iron stake; thence northwardly about 260 feet to an iron stake; thence eastwardly 70 feet to an iron stake on the west side of Oak Street; thence along Oak Street South $1^{\circ} 45'$ West 241.3 feet to the point of beginning.

Being all of Lot No. 3 and part of Lot No. 2 of the H. G. Ingram subdivision in Kernersville Township as shown by the survey of Floyd E. Womble recorded in Book of Maps No. 10 at Page No. 113 in the Office of the Register of Deeds for Forsyth County.

PARCEL THREE:

BEGINNING at a point on the north side of the Kernersville-Oak Ridge Rd at an iron stake in the southwest corner of Cyrus Williard lot and running thence along said road, South $73^{\circ} 30'$ West 90.45 feet to a point; running thence North $1^{\circ} 45'$ East 296.14 feet to a point; thence running south $88^{\circ} 15'$ East 85.0 feet to a point in the north line of Lot No. 2 of H. G. Ingram property, as recorded in Plat book 10, Page 113; thence proceeding South $1^{\circ} 19'$ West 267.6 feet to the point and place of beginning, and being all of Lot No. 1 and the western portion of Lot No. 2 of H. G. Ingram property as recorded in Plat Book 10, Page 113, together with an additional 15-foot strip designated as Tax Lot 102, Block 5407 of the Forsyth County Tax Records being informally presently or previously known as 645 North Main Street, Kernersville, North Carolina and being Lots 1, 43 and 102 of Tax Block 5407, Forsyth County Tax Supervisor's Office and Lots 1, a part of Lot 2, and a portion of a street in the Ingram Subdivision as recorded in Plat Book 10 at Page 113. For prior reference, see Deed Book 1453, Page 431, Forsyth County Registry.