

2022003755 00203FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$128.00

PRESENTED & RECORDED

01/24/2022 03:51:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA BOOE

DPTY

BK: RE 3671**PG: 1473 - 1476****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 128.00

Parcel Identifier No. 6844-10-4678-000 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615Brief description for the Index: LOT 127 Map of Easton,THIS DEED made this 6th day of January, 2022, by and betweenGRANTOR
Rosenberg Houses, LLC
1031 N. King Charles Road
Raleigh, NC 27610GRANTEE
Eran Barzilay, married
709 E. Lenoir Street
Raleigh, NC 27601

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. 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, parcel of land or condominium unit situated in the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A".

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3625 page 3703.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 14 page 23(A).

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:

Restrictive covenants recorded in Book 607, Page 20, Forsyth County Registry.

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

By: Rosenberg Houses, LLC (Entity Name) (SEAL) Print/Type Name: _____

Print/Type Name & Title: Yair Rosenberg, Manager (SEAL) Print/Type Name: _____

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL) Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

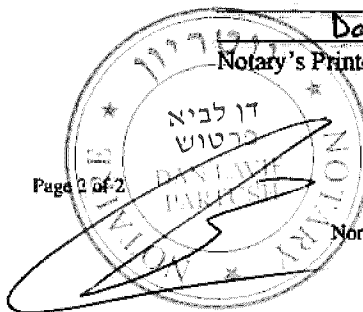
My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the Yair Rosenberg Manager of Rosenberg Houses, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), 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. Witness my hand and Notarial stamp or seal, this 31st day of December, 2021.

My Commission Expires: _____ Notary Public
(Affix Seal) _____ Notary's Printed or Typed Name



Serial No. 13/22
Form No. 1

מספר סידורי 13/22
טופס מס' 1

**AUTHENTICATION OF
SIGNATURE**

אימות חתימה

I, the undersigned, DAN LAVIE
PARTUSH Notary holding license no.
220429 hereby certify that on 18 of
January 2022 appeared before me at my
offices located at 40 Aatzmaout St.
Yehud-Monoson (Israel):

אני החתום מטה עו"ד דן לביא פרטוש, נוטריון
בעל רישיון מספר 220429 מאשר כי ביום 18
בינואר 2022 ניצב לפני במשרדי בכתובת
העצמאות 40 יהוד-מונוסון (ישראל):

Mr. YAIR ROSENBERG Israeli i.d.
no' 034172544 whose identity has been
proven to me by Israeli passport no'
32929459 issued on 12 of November
2018, expired 11 November 2028;

מר' יאיר רוזנברג מספר זהות ישראלי
034172544 שזהותו הוכחה לי באמצעות
דרכון ישראלי מספר 32929459, שהונפק ביום
12.11.2018 ותוקפו עד יום 11.11.2028;

and I am convinced that the person
standing before me understood fully the
significance of the action written in
English and voluntarily signed the
attached document marked with the
number "1" that is 3 pages long.

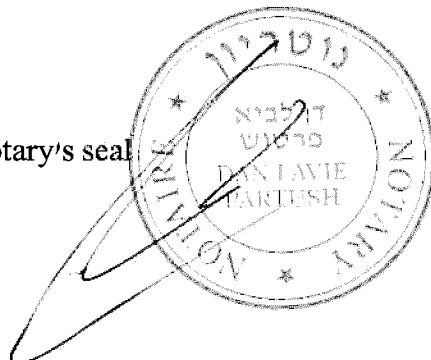
ושוכנעתי כי הניצב בפני הבין מלאה את
האמור במסמך הערוך בשפה האנגלית המצ"ב
המסומן כנספח "1" בהיקף של 3 עמודים
וזאת לאחר שהוסבר לו, והוא חתם עליו
מרצונו החופשי בפני.

In witness whereof, I hereby authenticate
the signature of the above by my own
signature and seal on this day January 18,
2022.

לראיה אני מאמת את חתימתו של הניצב הנ"ל
בחתימת ידי ובחותמי, היום 18 בינואר 2022.
שכר נוטריון 197 ₪ (כולל מע"מ).

Notary fee 197 NIS (including tax)

Signature & Notary's seal



Lifetime Appointment

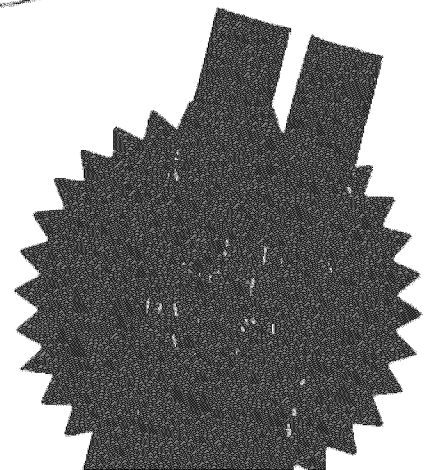


Exhibit "A"

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 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: 6844-10-4678.00

