



2022006551 00072

FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

02-09-2022 09:36:21 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3674

PG: 3272-3276

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ NTC

Recording Time, Book and Page

Tax Map No

Mail after recording to: Grantee

This instrument was prepared by: J. Thomas Keever, Jr. *A*THIS DEED made this 13TH day of January, 2021 by and between

GRANTOR

**ASHOK K. CHATRATH AND WIFE, NISHI CHATRATH AND
SUDHIR K. CHATRATH AND WIFE, NEETA CHATRATH**

GRANTEE

**MATA PROPERTIES LLC
A NORTH CAROLINA LIMITED LIABILITY COMPANY**

MAILING ADDRESS:

3568 BURNLEY DR CLEMMONS NC 27012

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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Original to: Sudhir Chatrath

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2285, Page 3180 and Book 2328, Page 3130, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 6, Page 151 and Plat Book 7, Page 25, Forsyth County Registry and referenced within this instrument.

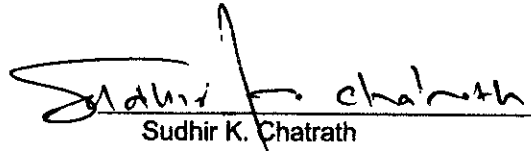
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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:

Subject to easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes which have been pro-rated by the parties.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
Sudhir K. Chatrath

 (SEAL)
Neeta Chatrath

STATE OF NORTH CAROLINA, ^{FORSYTH} GUILFORD COUNTY

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: Sudhir K. Chatrath and Neeta Chatrath, Grantor(s). Witness my hand and official stamp or seal, this the _____ day of July, 2020.

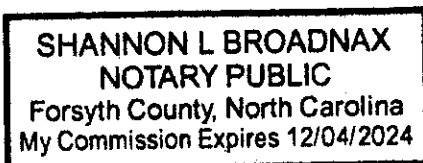
13th day of January, 2021

My Commission Expires: 12-04-2024


Notary Public

(Seal)

Print Notary Name: SHANNON L BROADNAX



All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2285, Page 3180 and Book 2328, Page 3130, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 6, Page 151 and Plat Book 7, Page 25, Forsyth County Registry and referenced within this instrument.

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.

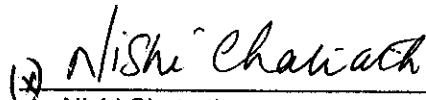
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

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

Subject to easements, restrictions, rights-of-way of record and to the current years' ad valorem taxes which have been pro-rated by the parties.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

 (SEAL)
Ashok K. Chatrath

 (SEAL)
Nishi Chatrath

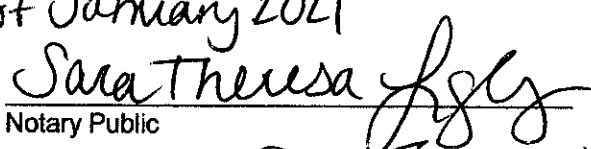
Forsyth County

STATE OF NORTH CAROLINA; ~~GUILFORD COUNTY~~

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: Ashok K. Chatrath and Nishi Chatrath, Grantor(s). Witness my hand and official stamp or seal, this the

~~day of July, 2020.~~ 13th day of January 2021

My Commission Expires: 01-27-2025


Notary Public

Print Notary Name: Sara Theresa Langley

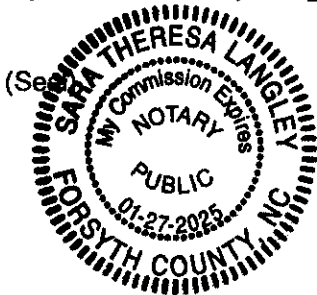


EXHIBIT "A"

Tract 1: 1132 Motor Road, Winston Salem, NC (Tax Parcel ID No 6837-78-1632.000)

All that certain lot or parcel of land in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

Beginning at an iron located South 87 deg. 12' East 150.0 feet from the intersection of the Southern line of Motor Road and the eastern line of Grove Avenue; running thence from said beginning point with the right of way of Motor Road South 87 deg. 12' East 94.90 feet to an iron; thence South 2 deg. 00' 55" West 157.64 feet to an iron; thence North 88 deg. 38' 45" West 94.41 feet to an iron; thence North 1 deg. 50' 27" East 160.03 feet to an iron, said iron being the point and place of beginning. This property is also designated as Lot No. 6 and a portion of Lot No. 5 of Motorville, Section 1, as recorded in Plat Book 3, Page 82, Forsyth County Registry. This description is taken from a survey entitled "Property of Leatha M. Griggs", dated May 25, 1988 by Daniel W. Donathan RLS.

The property is located at 1132 Motor Road, Winston-Salem, NC 27105.

Tract 2: 1142 Motor Road, Winston Salem, NC (Tax Parcel ID No. 6837-78-2682.000)

BEGINNING at an iron stake on the south line of Motorville Road, the northwest corner of Lot No. 3 as shown on the Map of Motorville, Section 1; thence North 88 deg West along the South line of said road 65 feet to an iron stake; said iron stake being 10 feet eastwardly from the Northwest corner of Lot No. 4 on said map of Motorville, Section 1; thence on a new line and parallel with the West line of said Lot No. 4 southwardly 156.02 feet to an iron stake; thence eastwardly 65 feet to an old iron stake, the Southwest corner of Lot No. 1 of said Motorville; thence northwardly along the West line of Lot No. 1, 2 and 3, 154.4 feet to the place of Beginning. Being the eastern portion of Lot No. 4 as shown on the map of Motorville, Section 1, as recorded in Plat Book 3, Page 82 (2) in the Office of the Register of Deeds of Forsyth County, NC.

Also being known and designated as Lot No. 4 as shown on the Map showing Subdivision Lots 4, 5, 6 and part of 7, Motorville, Section 1, as recorded in Plat Book 9, Page 39, in the Office of the Register of Deeds of Forsyth County, NC SAVE AND EXCEPT that property conveyed to the City of Winston Salem by Deed recorded in Book 2960, page 993, Forsyth County Registry.

EXHIBIT "A"

Tract 1: 1227 Winfield Drive, Winston Salem, NC (Tax Parcel ID No 6838-71-5363.000)

BEGINNING at a stake on the west side of Fairway Street (said stake being the corner of Lots #10 and 11); thence Northeastwardly 100 feet with Fairway Street; thence Northwestwardly 454.3 feet; thence Southwardly 112 feet; thence Southeastwardly 380.8 feet to Fairway Street, the PLACE OF BEGINNING. Being known and designated as Lot #11, Section 2 of Pleasant View Development owned by John W. Fulp.

For further reference see Plat Book 6, Page 151 as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina.

Tract II: 5101 Old Rural Hall Road, Winston Salem, NC (Tax Parcel ID No 6838-60-9137.000)

BEING KNOWN and designated as Lot No. 3, as shown on the plat of the Pleasant View Development, Sec. 1, as recorded in Plat Book 7, at Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description subject to easements, liens, restrictions and covenants of record, and future property taxes.

Tract III: 5103 Old Rural Hall Road, Winston Salem, NC (Tax Parcel ID No 6838-60-8291.000)

BEING KNOWN and designated as Lot No. 2, as shown on the plat of the Pleasant View Development, Sec. 1, as recorded in Plat Book 7, at Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description subject to easements, liens, restrictions and covenants of record, and future property taxes.