



2022013609 00066

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$88.00

PRESENTED & RECORDED:
03-22-2022 10:14:00 AM

LYNNE JOHNSON
REGISTERED APPRAISER
BY CHELSEA B POLLOCK, DPT

BK: RE 3683
PG: 1536-1537

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$88.00

Parcel Identifier No.: 5896-77-0731.000

Mail after recording to: Grantee @ Box # 107

This instrument was prepared by: John R. Combs, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 18th day of March 2022 by and between

GRANTOR

Crystal House, LLC
a North Carolina limited liability company
1050 Kelwyn Lane
Lewisville, NC 27023

GRANTEE

Dream Builders WS Construction, LLC
a North Carolina limited liability company
8603 N NC Hwy 150
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 do grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 7 as set out on the Plat of "WHISPERING WINDS" as recorded in Plat Book 53, Page 120, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description of said property.

Property address: 2040 Storm Canyon Road, Winston-Salem, NC 27106

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3602, Page 44, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 53, Page 120, and referenced within this instrument.

The above-described property does does not include the primary residence of the Grantors.

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 Grantors 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:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

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

Crystal House, LLC a North Carolina limited liability company

By: [Signature]
Arkan Abdulsalam, Manager

NORTH CAROLINA - Forsyth COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Arkan Abdulsalam, Manager of Crystal House, LLC, a North Carolina limited liability company.

Witness my hand and official stamp or seal, this the 18th day of March, 2022.



My Commission Expires: 3.23.2023

Notary Public [Signature]
Printed name: Laune A. Lonergan