



2022026597 00152

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$32.00

PRESENTED & RECORDED:
06-03-2022 02:12:48 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3699

PG: 805-806

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Block & Lot: LO102B BL1507

Parcel Identifier No. 6837-43-7557.00

Mail after recording & all future tax bills to: GRANTEE

This instrument was prepared by: Amran Property Investments, LLC
Mailing Address: 8025 N. Point Blvd #273, Winston Salem, NC 27106

THIS DEED made this 3rd day of June, 2022 by and between

GRANTOR

Amran Property Investments, LLC

Mailing Address: 8025 N. Point Blvd #273, Winston Salem, NC 27106

GRANTEE

Fernando Hernandez

Mailing Address: 4823 Westmoreland Dr, Winston Salem, NC 27105

Subject Property: 549 McCreary St, Winston Salem, NC 27105

Original to: Fernando Hernandez

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:

Beginning at an iron in the northern right of way Line of McCreary Street, said iron being located North 87° 50' West 125 feet from the intersection of the right of way lines of McCreary Street and Ogburn Avenue; thence from said beginning point along the northern right of way line of McCreary Street, North 87° 50' west 100 feet to an iron; thence North 02° 10' East 200 feet to an iron; thence South 87° 50' East 100 feet to an iron there South 02° 10' West 200 feet to the point and place of Beginning, and being a portion of Lots Nos. 284 and 285 as shown on map of as recorded in Plat Book 1, Page 106 in the office of the Register of Deeds of Forsyth County, North Carolina all according to survey of Daniel W. Donathan dated November 14, 1983.

This conveyance is made subject to easements of record.

The above described property is not the primary residence of the Grantor. Prior Deed Book 003469 at Page 00414, Forsyth County Registry.

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: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, this the day and year first above written.


TONY MUHAMMAD, Grantor

(SEAL)

MANDI HUTCHERSON
NOTARY PUBLIC
FORSYTH COUNTY
STATE OF NORTH CAROLINA

NORTH CAROLINA Forsyth COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Tony Muhammad**, Grantor. Witness my hand and official stamp or seal, this the 3rd day of June, 2022

My Commission Expires: April 15th, 2026


Notary Public

Print Notary Name: Mandi Hutcherson