

2022033771 00224

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/18/2022 04:47:10 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK, DPTY
BK: RE 3707
PG: 1957 - 1961

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax 0.00

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. **See Exhibit A**
Verified by _____ County on the _____ day of _____
by _____

Mail after recording to Soupcan Capital IV LLC
709 Eagles Chase Dr., Lawrenceville, NJ 08648

THIS DEED made this May 4, 2022, by and between

GRANTOR	GRANTEE
WARHOL SOUPCAN LLC	Soupcan Capital IV LLC, A Delaware Limited Liability Company

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

This instrument prepared by Jay A. Rosenberg, Esq., (Bar Number:50013), a licensed North Carolina Attorney, J. Rosenberg, PA,101 South Reid Street, Suite 307, Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

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.

Commitment Number: Deed 8

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER

See Exhibit A

NORTH CAROLINA GENERAL WARRANTY DEED

WARHOL SOUPCAN LLC, hereinafter grantor, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, grants, with general warranty covenants to **Soupcan Capital IV LLC, A Delaware Limited Liability Company**, hereinafter grantee, whose tax mailing address is 709 EAGLES CHASE DR., the following real property:

LAWRENCEVILLE NJ 08648

See Exhibit A

Said property having been previously acquired by Grantor by: **See Exhibit A**

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on ~~MARCH~~ ^{MAY} 4, 20~~21~~²²:

WARHOL SOUPCAN LLC

By: [Signature]

Name: XUETING LI

Its: President

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me on may 4, 20~~21~~²² by XUETING LI its president on behalf of **WARHOL SOUPCAN LLC** who is personally known to me or has produced STATE IDENTIFICATION identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

[Signature]
Notary Public

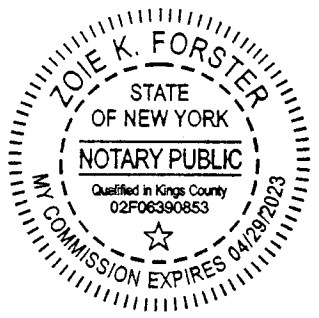


EXHIBIT A

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 23 as shown on the Plat of BEESON FARMS, SECTION 2 - PORTION A, as recorded in Plat Book 40, Page 153 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 3240 BEESON ACRES RD., WINSTON SALEM, NC 27105

Parcel Number: 6846-96-7942.000

Prior Instrument Reference: INSTRUMENT NUMBER: 2021066252 00278, BOOK RE 3660, PAGE: 2412-2414

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEGINNING at an existing iron pipe, said existing Iron pipe being located in the west margin of Tulip Drive, said pipe also being the Southeast corner of the property of Joe L. Shaver (Deed Book 1955, Page 2548, Forsyth County Registry); thence from said beginning point South 88° 58' 33" West 99.15 feet to an existing iron pipe; thence continuing with Shaver's South line North 88° 23' 50" West 161.43 feet to an existing pipe, the Southwest corner of the Shaver property; thence South 02° 06' 00" West 90.00 feet to an existing iron pipe; thence South 88° 09' 54" East 260.70 feet to an existing iron pipe in the West margin of said Tulip Drive; thence continuing with said Western margin North 01° 56' 18" East 95.60 feet to an existing iron pipe, being the point and place of Beginning.

Said property containing 23,814 square feet and 0.547 acres more or less, all according to a survey by Kent J. Franklin, dated October 6, 2000 and being known as a map for Zella L Frazier.

Property Address: 3750 TULIP DR., WINSTON SALEM, NC 27105

Parcel Number: 6847-90-2331.000

Prior Instrument Reference: INSTRUMENT NUMBER: 2021066688 00119, BOOK RE 3661, PAGE: 46-48

BEING KNOWN AND DESIGNATED, as Lot No. 12, as shown on that plat entitled "BECKS PARK", as recorded in Plat Book 69, Page 54, Forsyth County Registry, reference to which plat reference being hereby made for a more particular description.

Property Address: 4146 MURRAY RD., WINSTON SALEM, NC 27105

Parcel Number: 6818-54-7136.000

Prior Instrument Reference: INSTRUMENT NUMBER: 2021068618 00165, BOOK RE 3663, PAGE: 1726-1729

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 71, as shown on the Plat entitled Salem Springs, Section One, as recorded in Plat Book 44, Pages 38 and 39, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description

Property Address: 4148 SALEM SPRINGS CT., WINSTON SALEM, NC 27105

Parcel Number: 6833-91-8306.000

Prior Instrument Reference: INSTRUMENT NUMBER: 2021065973 00211, BOOK RE 3660, PAGE: 599-601

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESGINATED as Lot 137 as shown on the Plat of HASTINGS HILL FARM, PHASE I, as recorded in Plat Book 45, Page 28 through 30, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 431 OVERBROOK MEADOW CT., KERNERSVILLE, NC 27284

Parcel Number: 6865-79-4946.000

Prior Instrument Reference: INSTRUMENT NUMBER: 2022002043 00208, BOOK RE 3669, PAGE: 1075-1077

Lying and being in Forsyth County, North Carolina, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED, as Lot No 1, as shown on that plat entitled "BECKS PARK", as recorded in Plat Book 69, Page 54, Forsyth County Registry, reference to which plat reference being hereby made for a more particular description.

Property Address: 4405 MURRAY COURT., WINSTON SALEM, NC 27106

Parcel Number: 6818-54-8551.000

Prior Instrument Reference: INSTRUMENT NUMBER: 2022000733 00190, BOOK RE 3667, PAGE: 3570-3572
