

**2022039913 00180**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$104.00**PRESENTED & RECORDED  
08/26/2022 03:53:49 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY**BK: RE 3714****PG: 3849 - 3850****NORTH CAROLINA  
GENERAL WARRANTY DEED**Excise Tax: **\$104.00**

Parcel Identifier No. 6827-48-0342.000

Submitted electronically by "Law Office of Clint Calaway"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Mail after recording to: Grantee @ address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT  
TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT  
OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 22nd day of August, 2022 by and between**GRANTOR****RIGHT DIRECTION REALTY LLC  
P. O. BOX 1184, HUNTERSVILLE, NC 28070****GRANTEE****KHAN & SON NC LLC  
2214 SHADOW VALLEY ROAD, SUITE E, HIGH POINT, NC 27265  
SUBJECT PROPERTY: 4923 WILKES DRIVE, WINSTON-SALEM, NC 27106**

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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS ALL OF LOTS 10 AND 11, BLOCK 1 OF WASHINGTON PARK, SECTION NO. 1 AS RECORDED IN PLAT BOOK 4 AT PAGE 165, 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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3708, Page 532, Forsyth County Registry.

The above described property ☐ does ☒ xx does not include the primary residence of the Grantor.

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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

RIGHT DIRECTION REALTY LLC

By: [Signature] (SEAL)  
ADRIAN L. PARKS, MANAGING MEMBER

STATE OF NORTH CAROLINA - MECKLENBURG COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **ADRIAN L. PARKS, MANAGING MEMBER OF RIGHT DIRECTION REALTY LLC**. Witness my hand and official stamp or seal, this the 22 day of August, 2022.

My Commission Expires: MARCH 12 2027

[Signature]  
Notary Public

Print Notary Name: BARBARA MATTHEWS ZALONIS

