



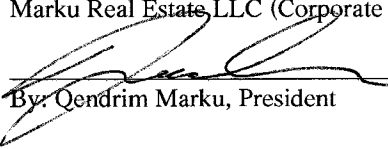
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions: all deeds of trust and other matters of record executed by Marku Real Estate LLC.

**THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Marku Real Estate LLC (Corporate Name)

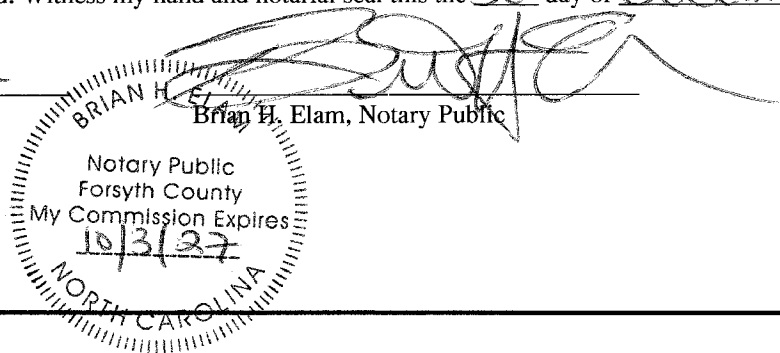
 (SEAL)  
By: Qendrim Marku, President

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Qendrim Marku, President of Marku Real Estate LLC, a North Carolina LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 30 day of DECEMBER, 2022.

My Commission Expires: 10/3/27



**EXHIBIT A**

## LEGAL DESCRIPTION FOR MRE INVESTMENTS LLC, A NC LLC

Lying and being in or near the City of Winston-Salem, Forsyth County, North Carolina containing n/a acres, more or less, and being more particularly described as follows:

**Tract One:**

Property Address: 804 Meadow Ridge Court, Winston-Salem, NC

Tax ID: 6854-14-7891 / Tax Block & Lot: Block 2632, Bldg 1, Lot 104L

**Legal Description:**

Beginning at an iron, said iron being located in the southwestern corner of a tract of land conveyed to Steven C. Kelley by deed recorded in Deed Book 1325, page 215, Forsyth County Registry; said iron also being located in the western line of property owned by Relco Construction Company and in the middle of a ten foot drainage and utility easement; running thence from said point of beginning S. 85 47' 27" E. 85 feet to a point, said point being located in the middle of a thirty foot access and utility easement; thence with the middle of said thirty foot access and utility easement S. 04 12' 33" W. 133.80 feet to a point, said point being located in the middle of a thirty foot access and utility easement; running thence with the middle of said thirty foot access and utility easement N. 88 50' 05" W. 85.12 feet to a point, said point located in the middle of a thirty foot access and utility easement; running thence N. 04 12' 33" E. 138.2 feet to an iron, the point and place of beginning, all according to a survey prepared by Harris B. Gupton, R.L.S.

This conveyance is made subject to restrictions, easements, and rights of way of recorded including but not limited to, a non-exclusive access and utilities easement as shown on that map recorded in Plat Book 27, page 192, Forsyth County Registry, reference to which is hereby made for a more particular description.

**Tract Two:**

Property Address: 1927 E Twenty-Fourth Street, Winston-Salem, NC 27105

Tax ID: 6836-95-5139 / Block & Lot: Block 1206, Lot 016

**Legal Description:**

Being Lots numbered Sixteen (16), Seventeen (17), and Eighteen (18) in Block "A" as shown upon the map of Bowen Park as surveyed and platted by J.E. Ellerbe, C.E., in November, 1945, which map is of record in the office of the Register of Deeds of Forsyth County, North Carolina in Map Book 12, page 92, and to which map reference is hereby made for a more particular description.

This conveyance is made and accepted subject to the following conditions and restrictions: The properties in the Bowen Park subdivision shall be used for residential purposes only with the exception of lots numbered 37 to 44, both inclusive, in Block "B" which may be used for business purposes and lots numbered 22 to 26, both inclusive, in Block "H" which may be used for recreational business purposes.