# 2023000074 00074

FORSYTH COUNTY NC FEE \$26.00 NO TAXABLE CONSIDERATION PRESENTED & RECORDED 01/03/2023 11:51:25 AM LYNNE JOHNSON REGISTER OF DEEDS BY: ANGELA BOOE, DPTY

BK: RE 3735 PG: 1441 - 1443

#### NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: NTC

Parcel Identifier Number: SEE ATTACHED EXHIBIT A Tax ID or Block & Lot: SEE ATTACHED EXHIBIT A

Mail/Box to: Grantee at 3785 Crusade Drive, Winston-Salem, NC 27101-2259

This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104

Brief description for the Index: SEE ATTACHED EXHIBIT A

THIS DEED made this December 30, 2022 by and between

GRANTOR	GRANTEE	
	1	
Marku Real Estate LLC,	MRE Investments LLC,	
a North Carolina LLC	a NC LLC	
Grantor Address:	Buyer Address:	
3785 Crusade Drive	3785 Crusade Drive	
Winston-Salem, NC 27101-2259	Winston-Salem, NC 27101-2259	
	Property Address:	
	l various properties	
	SEE ATTACHED EXHIBIT A	

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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

# SEE ATTACHED LEGAL DESCRIPTION

NO TITLE SEARCH REQUESTED OR PERFORMED

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)

By Qendrim Marku, President

(SEAL)

#### 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 DECEMBEA.

My Commission Expires: 10

Brian H. Elam, Notary Public

Notary Public Forsyth County
My Commission Expires

WILLIAM CAN-

### 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.