

2023000447 00023

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$46.00

PRESENTED & RECORDED
 01/06/2023 10:14:31 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3735
PG: 3322 - 3324

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$46.00

Parcel Identifier No.: 6888-57-0858.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 5th day of January, 2023, by and between

GRANTOR	GRANTEE
<p>Parks Roberts, a Free Trader</p> <p>Mailing Address: 847 Petree Road Winston-Salem, NC 27106</p>	<p>Mohamad Khali Cheikhali, a single person</p> <p>Property Address: Tam-O-Shanter Road, Kernersville, NC 27284</p> <p>Mailing Address: 4705 Pennoak Lane E Greensboro, NC 27407</p>

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 __, City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? **No**

The property herein described was acquired by Grantor by instrument recorded in Book 1875, Page 829, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 23, Page 191, and referenced within this instrument.

submitted electronically by "Stegall & Clifford, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

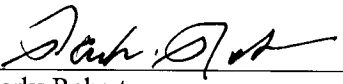
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

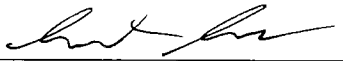
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



Parks Roberts

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson, Notary Public, do hereby certify that Parks Roberts personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 5th day of January, 2023.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

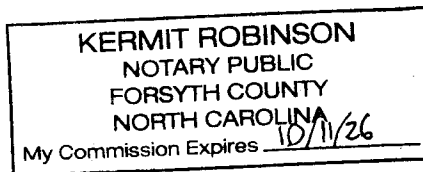


Exhibit "A"

Being the westernmost part of Lot 83 as shown on the plat of Pine Knolls, Section Two, recorded in Plat Book 25, Page 185(3), Forsyth County Registry. Also being a part of Lot 083B, Block 5245A on Forsyth County Tax Maps and is designated as Lot 90 on unrecorded map of Pine Knolls, Section Two. Property is more particularly described as follows:

BEGINNING at an existing iron pipe located in the Eastern right of way of Tam-O-Shanter Road; thence North $35^{\circ} 01' 27''$ West 50.33 feet to a computed point located in the Eastern right of way of Tam-O-Shanter Road; thence North $18^{\circ} 42' 34''$ West 104.22 feet to a computed point located in the Eastern right of way of Tam-O-Shanter Road; thence North $06^{\circ} 24' 05''$ East 120.39 feet to a computed point in the Eastern right of way of Tam-O-Shanter Road; thence North $17^{\circ} 26' 58''$ East 90.69 feet to a new iron pipe located in the Eastern right of way of Tam-O-Shanter Road; thence South $51^{\circ} 31' 44''$ East 225.12 feet to an existing iron pipe; thence an additional 30.23 feet along that same line of South $51^{\circ} 31' 44''$ East to an existing iron pipe; thence South $43^{\circ} 35' 11''$ West 258.49 feet to an existing iron pipe located in the Eastern right of way of Tam-O-Shanter Road and being the Point and Place of BEGINNING, consisting of 1.01 acres pursuant to that certain Map of Survey for Mohamad Cheikhali by Four Points Surveyors, dated January 5, 2023.

Parcel ID # 6888-57-0858.000

Property Address: Tam-O-Shanter Road, Kernersville, NC 27284