

2023003423 00160

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$300.00

PRESENTED & RECORDED
 02/01/2023 04:43:45 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3739
PG: 281 - 282

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$300.00**

Parcel Identifier No.: **6837-62-1698.000**

Mail/Box to: **The Ellison Law Firm, 112 North Marshall Street, Winston-Salem, NC 27101**

This instrument was prepared by: **Attorney Eric S. Ellison**

Brief description for the Index:

THIS DEED made **28** day of January, 2023 by and between

GRANTOR	GRANTEE
Fay S. Agha, a single person <u>Mailing Address:</u> 1711 Brookwood Drive Winston-Salem, NC 27106	Blessed Oak Properties LLC A North Carolina Limited Liability Company <u>Mailing Address:</u> P.O. Box 2888 Greensboro, NC 27402
SUBJECT PROPERTY IS NOT THE GRANTOR'S PRIMARY RESIDENCE	<u>Property Address:</u> 805 Akron Drive Winston-Salem, NC 27105

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

BEGINNING at an iron stake at the Northeast corner of Tise Avenue and Akron Drive; running thence Northwardly along the East line of Tise Avenue, 179.7 feet to a stake; thence Eastwardly 50 feet to a stake in the West line of Lot Number 120; thence Southwardly 179.3 feet with the West line of said Lot Number 120 to an iron stake in the North line of Akron Drive; thence Westwardly with the North line of said Akron Drive 50 feet to an iron stake,

submitted electronically by "Tuggle Duggins P.A."
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

the place of BEGINNING. Being Lot Number 121 as shown on Map of Ogburn Realty Company Property known as Montview, SAVE AND EXCEPT a lot 50 feet square take from the North end of said lot; plat of said property being recorded in the Office of the Register of Deeds of Forsyth County in Book 1, Page 106.

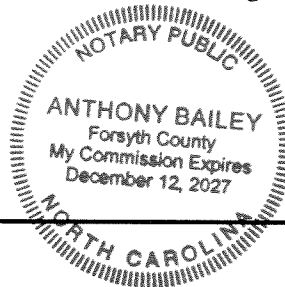
Being the same property as that described in Book 1246, Page 1031, Forsyth County Registry.

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

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Fays Agha (SEAL)
Fay S. Agha



State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Fay S. Agha** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and, in the capacity, indicated.

Witness my hand and Notarial stamp or seal this 28th day of January, 2023.

My Commission Expires: Dec 12, 2027

Notary Public: Anthony Bailey