

2023015494 00033

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED
 05/11/2023 09:54:54 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3753
PG: 1581 - 1583

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$490.00

PIN -- 6834-37-6141.000

Mail/Box to: Grantee -- 5928 Beckner Street, Winston-Salem, NC 27103

This instrument was prepared by: T. Dan Womble, Attorney

Brief description for the Index: 2112 S. Main Street, Winston-Salem, NC

THIS DEED made this 10th day of May, 2023 by and between

GRANTOR	GRANTEE
Jill Stricklin and husband, Gary Matthew Kosma 2310 Violet Street Winston-Salem, NC 27127	Abid Ali (1/3 interest); Thalha Choudhury (1/3 interest); and Rafeie Choudhury (1/3 interest) 5928 Beckner Street Winston-Salem, NC 27103

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto.

Property Address: 2112 S. Main Street, Winston-Salem, NC 27127

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3421, Page 3904, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

Submitted electronically by "T Dan Womble Attorney"
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, other than the following exceptions: Easements and restrictions of record, if any. 2023 taxes are to be pro-rated.

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

Jill Stricklin (SEAL)
Jill Stricklin

Gary Matthew Kosma (SEAL)
Gary Matthew Kosma

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Jill Stricklin and Gary Matthew Kosma personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 10th day of May, 2023.

My Commission Expires: 1/24/2028
(Affix Seal)

Mary Catherine Gemell
Mary Catherine Gemell Notary Public
Notary's Printed or Typed Name

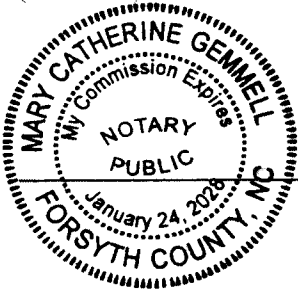


EXHIBIT "A"

BEGINNING at an iron stake at the southeast corner of Michael D. Carter as described in Book 1842, Page 487, Forsyth County Registry, said iron also being located in the western right-of-way line of South Main Street, and running thence along the western right-of-way line of South Main Street, South $04^{\circ} 39'$ East 63.04 feet to an iron stake at the northeast corner of John A. Sullivan (Book 1604, Page 334); thence with Sullivan's north line, South $85^{\circ} 15' 20''$ West 196.22 feet to an iron in the right-of-way line of Rawson Street; thence along said right-of-way line North $18^{\circ} 52' 20''$ West 65.31 feet to an iron; thence North $84^{\circ} 47'$ East 9.78 feet to an iron at the southwest corner of Rev. V.M. Swaim (Plat Book 9, Page 196); thence with the south line of Swaim and Michael D. Carter, North $85^{\circ} 21' 40''$ East 202.48 feet to an iron in the western right-of-way line of South Main Street, the point and place of **BEGINNING**, all according to a survey by Michael E. Gizinski, R.L.S., dated November 30, 1995.

Address: 2112 S. Main Street, Winston-Salem, NC