

2023018832 00195

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED
06/05/2023 04:00:48 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3757
PG: 2390 - 2391

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

PIN -6844-16-5707.000

Mail/Box to: Grantee – 3351 Middlebrooke Way, San Ramon, CA 94582

This instrument was prepared by: T. Dan Womble, Attorney – no title search

Brief description for the Index: Lot 21 Map of Long View Development, PB 2, Pg 87 (3), Forsyth County Registry

THIS DEED made this 15th day of June, 2023 by and between

GRANTOR

1214 Verdun Street, LLC
a North Carolina limited liability company
3225 McLeod Dr., Ste 100
Las Vegas, NV 89121

GRANTEE

Mandakini Prasad (married)
3351 Middlebrooke Way
San Ramon, CA 94582

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:

BEING KNOWN AND DESIGNATED as Lot #21 as shown on the map of Long View Development as recorded in Plat Book 2, Page 87(3) as the same is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1214 Verdun Street, Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3613, Page 1586, Forsyth County Registry.

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

NC Bar Association Form No. 3 © Revised 7/2013
Printed by Agreement with the NC Bar Association

North Carolina Bar Association – NC Bar Form No. 3
North Carolina Association of Realtors, Inc. – Standard Form 3

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.

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

1214 Verdun Street, LLC
a North Carolina limited liability company

By: [Signature]
Print/Type Name & Title: Salil Prasad Manager
of White Dust LLC, Manager of 1214 Verdun Street, LLC

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California - County of Contra Costa

I, the undersigned Notary Public of the County of Contra Costa and State aforesaid, certify that Salil Kumar Prasad, Manager of White Dust LLC, Manager of 1214 Verdun Street, LLC, a North Carolina limited liability company 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 1st day of June, 2023.

My Commission Expires: November 24, 2025
(Affix Seal)

Farkhunda Sharief
FARKHUNDA SHARIEF Notary Public
Notary's Printed or Typed Name

