

2023023392 00036

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$770.00

PRESENTED & RECORDED
 07/12/2023 11:15:02 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3762
PG: 4286 - 4288

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$770.00**Parcel Identifier No.: **6815-49-4748.000**Brief description for index: **Lot No. 12, Sherwood Forest, Section No. 3-A Block L**Mail deed/taxes after recording to Grantee: **830 Yorkshire Road, Winston Salem, NC 27106**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)**THIS DEED made this 12th day of July, 2023 by and between**GRANTOR:**

JAN M. MA'LUF and husband, **TANIOS**
JOSEPH MA'LUF

Address: 5291 Jacobs Way
 Winston Salem, NC 27106

GRANTEE:

TARIVELL, LLC – A North Carolina Limited
 Liability Company

Address: 830 Yorkshire Road
 Winston Salem, NC 27106

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 **FORSYTH** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 2846, Page 31, Forsyth County Registry.**

"This instrument prepared by: **PATTI D. DOBBINS**, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 17, Page 105, and referenced within this instrument.

Does the above described property include the primary residence? ☒ YES ☐ NO

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, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 officer by authority of its Board of Directors, the day and year first above written.

By: JAN M. MA'LUF (SEAL)
JAN M. MA'LUF

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that JAN M. MA'LUF , personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>11th</u> day of <u>July</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
	By: <u>TANIOS JOSEPH MA'LUF</u> (SEAL) TANIOS JOSEPH MA'LUF

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that TANIOS JOSEPH MA'LUF , personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>11th</u> day of <u>July</u> , 2023. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
	By: <u>TANIOS JOSEPH MA'LUF</u> (SEAL) TANIOS JOSEPH MA'LUF

EXHIBIT "A"

LEGAL DESCRIPTION:

Being known and designated as Lot No. 12, as shown on the Plat of Sherwood Forest, Section No. 3-A and Annex, Block L, dated May, 1954, made by Virgil W. Joyce Mapping Company, said plat being recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 17, Page 105, reference to which is hereby made for a more particular description.

**PROPERTY ADDRESS: 829 YORKSHIRE ROAD, WINSTON SALEM, NC 27106
PARCELID #: 6815-49-4748.000**