

2023023579 00063FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$560.00PRESENTED & RECORDED
07/13/2023 12:50:55 PM**LYNNE JOHNSON**
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY**BK: RE 3763****PG: 731 - 733**

Tax Parcel Identifier Number: 6854-24-0678.000

Revenue Stamps: \$560.00

This instrument was prepared by: **Barker Law, P.C., Truman Barker, Esq.– Without Survey or Title Examination**

Return to: Grantee

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made **July 12, 2023** by and between

GRANTOR	GRANTEE
Peak Properties Holdings, LLC, a North Carolina limited liability company	MFRNC, LLC, a North Carolina limited liability company
Mailing Address: <u>14 Oak Branch Drive, Suite A</u> <u>Greensboro, NC 27407</u>	Mailing Address: <u>1000 21st Ave N, Ste 3</u> <u>Myrtle Beach, SC 29577</u>

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 of Grantor's interest in 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.

Said parcel having the address of: 818 Meadow Ridge Court, Winston Salem, NC 27107

For back reference, see Deed Book 3308, Page 3480, in the Forsyth County Registry.

Submitted electronically by "Barker Law, P.C."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The real property referenced herein **does not** include the primary residence of the Grantor.

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: outstanding mortgages and deeds of trust of record, ad valorem taxes for the current year and any special taxes due by reason of use of the premises, rights-of-way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of public record, and noncompliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property. Pro ration of any taxes shall be according to agreement of the parties.

IN WITNESS WHEREOF, the Grantors have hereunto set his/her hand and seal the day and year of the Notary acknowledgment herein.

Peak Properties Holdings, LLC,
a North Carolina limited liability company

Muhammad Kamran Awan (SEAL)
Muhammad Kamran Awan, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I certify that the following persons personally appeared before me this day, each acknowledging to me that he/she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Muhammad Kamran Awan, Managing Member of Peak Properties Holdings, LLC, a North Carolina limited liability company.**

Date: July 12, 2023

[Signature]
Notary Public
My Commission Expires: Mar 4, 2028

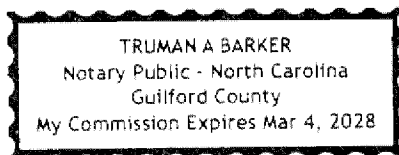


EXHIBIT A

BEGINNING at a point, said point being located the following three courses and distances from the most eastern corner of Lot 10, in the southwestern right of way line of Cole Road, as shown on Map showing Stimpson Estates as recorded in Plat Book 10, Page 111, Forsyth County Registry (also see Plat of Cole Road Apartments recorded in Plat Book 27, Page 192, Forsyth County Registry); South 43 degrees 32 minutes 11 seconds East 16.34 feet to a point, South 03 degrees 18 minutes 33 seconds West 142.89 feet to a point and North 88 degrees 50 minutes 05 seconds West 89.19 feet to said point of Beginning; running thence from said point of Beginning, North 88 degrees 50 minutes 05 seconds West 132.21 feet to a point; thence North 01 degrees 09 minutes 55 seconds East 98 feet to a point in the center line of an access and utility easement; thence South 84 degrees 03 minutes 03 seconds East 135.93 feet to a point; thence South 03 degrees 18 minutes 33 seconds West 86.72 feet to the point and place of BEGINNING. Being known and designed as an eastern part of Site J on an unrecorded revised map of Cole Road Apartments as prepared by Harris B. Gupton. Said description is in accordance with a survey made by Harris B. Gupton, R.L.S., dated March 30, 1983, bearing Job No. 3476-83A. Together with and subject to the easements shown on the Plat of Cole Road Apartments recorded in Plat Book 27, Page 192, Forsyth County Registry.

Property Address: 818 Meadow Ridge Court, Winston Salem, NC 27107

Parcel ID: 6854-24-0678