

2023026631 00181

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1930.00

PRESENTED & RECORDED
 08/04/2023 04:07:54 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3766
PG: 4016 - 4017

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,930.00

Parcel Identifier No. 6856-96-3028-000

Verified by _____ County on the _____ day of _____, 20____ By: _____

Mail/Box to: **Grantee**This instrument was prepared by: City of Oaks LawBrief description for the Index: 140 Peddycord Park Drive, Kernersville, NC 27284

THIS DEED made this 2nd day of August, 2023, by and between

GRANTOR

CityPlat Triad 3, LLC

a North Carolina limited liability company**Mailing Address:****107 Fayetteville St. Ste. 400, Raleigh, NC 27601****GRANTEE****KSM Properties, LLC**

a North Carolina limited liability company

Mailing Address:**2101 Sunnyside Ave. Winston-Salem, NC 27127****Property Address:****140 Peddycord Park Drive, Kernersville, NC 27284**

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, parcel of land or condominium unit situated in the City of _____, Kernersville Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of LOT 7, according to the plat thereof, recorded in Plat Book 41, Pages 114-115, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to said Plat being made for a more particular description of said Lot.

Property Address: 140 Peddycord Park Drive, Kernersville, NC 27284

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3736 Page 2536.
 All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.
 A map showing the above described property is recorded in Map Book 41 Page 114-115.

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:

Ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property

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

CityPlat Triad 3, LLC

By: _____

Nikita Zhitov

Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Alamance

I, a Notary Public of the County and State aforesaid, certify that Nikita Zhitov, Manager of CityPlat Triad 3, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed as the act and deed of Grantor.

Witness my hand and Notarial stamp or seal this 2ND day of August, 2023



Asia A. Wise

Notary's Official Signature

Asia A. Wise

Notary's Printed/Typed Name, Notary Public

My Commission Expires: 10/14/2023