

2023028151 00091

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$492.00

PRESENTED & RECORDED

08/17/2023 01:04:50 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3768

PG: 2966 - 2969

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$492.00

Parcel Identifier No. 6818-00-7942.000

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

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 91, 92 & 93, Map of Bethania Heights, PB 9 PG 107-108

THIS DEED made the 17 day of Aug, 2023, by and between

GRANTOR	GRANTEE
Silent G Properties LLC, <i>a North Carolina limited liability company</i>	Nisha Prasad and Apsara Prasad
Grantor Address: 1481 Bethan Drive Summerfield, NC 27358	<i>As Joint Tenants with Right of Survivorship</i> Property Address: 3620 Maverick Street 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 by reference.

The property herein described [] is or [X] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3746, Page 3964, Forsyth County Registry.

Submitted electronically by "Orenstein Law PLLC"
 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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Silent G Properties LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)
Matthew Gdovin, Member Manager

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Rachel M Starnes, a Notary Public, certify that Matthew Gdovin, Member Manager of Silent G Properties LLC personally came before me this day and acknowledged that he/she is Member Manager of Silent G Properties LLC, a Limited Liability Company, and that he/she, as Member Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 17 day of Aug, 2023.

[Signature]
Official Signature of Notary
Printed or typed name of Notary Rachel M Starnes

My Commission Expires: 10/16/27

<p>RACHEL M STARNES Notary Public, North Carolina Guilford County My Commission Expires October 16, 2027</p>

Exhibit "A"

**Property of Nisha Prasad and Apsara Prasad
3620 Maverick Street**

BEING KNOWN and designated as Lot No. 91, 92 and 93, as shown on the Map of Bethania Heights, as recorded in Plat Book 9, Page 107-108 in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3746, Page 3964, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6818-00-7942.000 on the Forsyth County Tax Maps.