

**2023030622 00167**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$278.00**

PRESENTED &amp; RECORDED

09/06/2023 04:46:46 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

**BK: RE 3771****PG: 3399 - 3401****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$278.00

Tax Parcel Identification Number: 6827-48-0342.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Return to: Craige Jenkins Liipfert &amp; Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103

Mail Tax Bill to Grantee: 4923 Wilkes Drive, Winston Salem, NC 27106

Property Address: 4923 Wilkes Drive, Winston Salem, NC 27106

Brief description for the Index: Lot 10 &amp; 11, Washington Park

THJS DEED made this the 26<sup>th</sup> day of July, 2023**GRANTOR**

Khan & Son NC LLC,  
a North Carolina limited liability company

2214 Shadow Valley Road, Ste E  
High Point, NC 27265

**GRANTEE**

William A. Caldwell, IV

4923 Wilkes Drive  
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 the County of Forsyth, State of North Carolina and more particularly described as follows:

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

THIS IS \_\_\_\_ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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 and restrictions of record, if any; and 2023 property taxes.

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

Khan & Son NC LLC,  
a North Carolina limited liability company

By: [Signature] (SEAL)  
Printed Name: Humayen Khan  
Title: Member\Manager

STATE OF NEW YORK

COUNTY OF Queens

I, TERRI BARRETT, a Notary Public of the County of Queens and State of New York, certify that Humayen Khan, either being personally known to me or proven by satisfactory evidence (said evidence being valid Driver's License), being a member\manager of Khan & Son NC LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that (s)he as member\manager of Khan & Son NC LLC, a North Carolina limited liability company signed the foregoing document, and as member\manager is duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 26 day of July, 2023.

[Signature]  
Notary Public  
Name: Terri Barrett  
My Commission Expires: 5/27/2027

**TERRI BARRETT**  
Notary Public State of New York  
Commission #01BA6092616  
Qualified in Queens County  
Term Expires 05/27/2027 2027

**EXHIBIT "A"**  
**PROPERTY DESCRIPTION**

Being known and designated as Lots 10 and 11, Block 1 of Washington Park, Section No. 1 as recorded in Plat Book 4 at Page 185, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which plat is hereby made for a more particular description.