

2023031476 00124FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$740.00PRESENTED & RECORDED
09/13/2023 03:53:24 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3772

PG: 3545 - 3547

Tax Parcel Identifier Number: 6854-14-7891

Revenue Stamps: \$740.00

This instrument was prepared by: **Truman Barker, Esq**, a licensed North Carolina attorney, **Barker Law, P.C.** – Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. Without Survey.

Return to: **Barker Law, P.C.** – 1006 N. Main Street, High Point, NC 27262

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made **September 7**, 2023 by and between

GRANTOR	GRANTEE
<p>MRE Investments, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 3785 Crusade Drive Winston Salem, NC 27101</p>	<p>MFRNC, LLC, a North Carolina limited liability company</p> <p>Mailing Address: 1000 21st Ave N, Ste 6 Myrtle Beach, SC 29577</p>

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 City of **Winston Salem, 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: 804 Meadow Ridge Court, Winston Salem, NC 27107

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.

For back reference, see Deed Book 3735, Page 1441, in the Forsyth County Registry.

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:

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.


MRE Investments, LLC

 _____ (SEAL)
Qendrim Marku, Member/Manager

County of Guilford State of North Carolina

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: **Qendrim Marku, Member/Manager of MRE Investments, LLC, a North Carolina limited liability company.**

Date: Sept 7, 2023

 _____
Notary Public
My Commission Expires: Mar 4, 2028

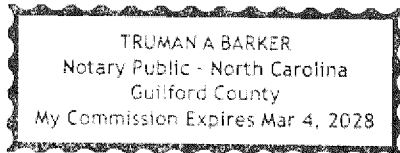


EXHIBIT A

BEGINNING at an iron, said iron being located in the southwestern corner of a tract of land conveyed to Steven C. Kelley by deed recorded in Deed Book 1325, Page 215, Forsyth County Registry; said iron also being located in the western line of property owned by Relco Construction Company and in the middle of a ten foot drainage and utility easement; running thence from said point of beginning S. 85° 47' 27" E. 85 feet to a point, said point being located in the middle of a thirty foot access and utility easement; thence with the middle of said thirty foot access and utility easement S. 04° 12' 33" W. 133.80 feet to a point, said point being located in the middle of a thirty foot access and utility easement; running thence with the middle of said thirty foot access and utility easement N. 88° 50' 05" W. 85.12 feet to a point, said point located in the middle of a thirty foot access and utility easement; running thence N. 04° 12' 33" E. 138.2 feet to an iron, the point and place of beginning, all according to a survey prepared by Harris B. Gupton, R.L.S.

This conveyance is made subject to restrictions, easements, and rights of way of record including but not limited to, a non-exclusive access and utilities easement as shown on that map recorded in Plat Book 27, Page 192, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property Address: 804 Meadow Ridge Court, Winston Salem, NC 27107

Parcel ID: 6854-14-7891