

2023035424 00038

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED
10/17/2023 11:54:00 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3777
PG: 2459 - 2460

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: # 250.00

Parcel Identifier No. 6836-94-0911.000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

Brief description for the Index: LOT 229, Fairview Heights,

THIS DEED made this 11 day of October, 2023, by and between

GRANTOR	GRANTEE
YL Properties, LLC a North Carolina limited liability company 5540 Centerview Drive, Ste 204 PMB 34764 Raleigh, NC 27606-8012	S Manor, LLC a North Carolina limited liability company 5540 Centerview Drive, Ste 204 PMB 34764 Raleigh, NC 27606-8012

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 229, MAPOF FAIRVIEW HEIGHTS, as recorded in Plat Book 8, Page 88, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3777 page 2358. 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 Plat Book 8 page 88.

submitted electronically by "The Fife Law Firm, PA"
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:

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

_____ (Entity Name) _____ (SEAL)
 By: _____ Print/Type Name: _____
 _____ (SEAL)
 Print/Type Name & Title: Yosef Hefetz _____
 _____ Print/Type Name: _____
 _____ (SEAL)
 By: _____ Print/Type Name & Title: _____
 _____ (SEAL)
 By: _____ Print/Type Name & Title: _____
 _____ (SEAL)
 By: _____ Print/Type Name & Title: _____
 _____ (SEAL)

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

State of North Carolina - County or City of Wake

I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Yosef Hefetz personally came before me this day and acknowledged that he is the Managing Member of YL Properties, LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 11 day of October, 2023.

My Commission Expires: _____ Notary Public
 (Affix Seal) _____ Notary's Printed or Typed Name

