

2023037045 00150

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$825.00

PRESENTED & RECORDED
 10/30/2023 03:27:16 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
 BK: RE 3779
 PG: 2234 - 2236

Submitted electronically by "Craig 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$825.00

Parcel Identification Number: 5897-67-2296.000

This instrument was prepared by: Philip E. Searcy, 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: Grantee @ 3354 Community Church Road, Pfafftown, North Carolina 27040

Property Address: 3354 Community Church Road, Pfafftown, North Carolina 27040

Brief description for the Index: See Exhibit A

THIS DEED made this 30th day of October 2023 by and between

GRANTOR

**WEIDL PROPERTIES LLC,
 a North Carolina Limited Liability Company**

**2806 Reynolda Road, #172
 Winston-Salem, North Carolina 27106**

GRANTEE

**SEVAN S. OHANIAN and spouse,
 ANI OHANIAN**

**3354 Community Church Road
 Pfafftown, North Carolina 27040**

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:

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

The property hereinabove described was acquired by Grantor in Deed Book 3730, Page 600 Forsyth County Registry.

THIS IS NOT 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: easements and restrictions of record, if any and 2023 property taxes to be prorated.

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

WEIDL PROPERTIES LLC
a North Carolina Limited Liability Company

Robert Weidl *Managing Member* (SEAL)

By: Robert Weidl, Managing Member

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Jennifer M. Johnson, a Notary Public for Forsyth County, State of North Carolina do hereby certify that Robert Weidl, Managing Member of Weidl Properties LLC, a North Carolina Limited Liability Company appeared before me this day and I have seen satisfactory evidence of the principal's identity by a current state or federal identification with the principal's photograph in the form of a driver's license; and he acknowledged to me that he voluntarily signed the foregoing document for the purpose stated herein.

This the 30th day of October, 2023

Jennifer M. Johnson
Notary Public Signature
Jennifer M. Johnson
Printed Name of Notary Public



My Commission Expires: 11-9-2024

EXHIBIT A

**3354 Community Church Road
Pfafftown, North Carolina 27040**

BEGINNING at a ½ inch existing iron rebar located in the western right of way line of Community Church Road, said point being also the southeast corner of the Phillip and Anna Sheek property (see Deed Book 2167, Page 3975), running thence with the western line of Community Church Road South 00 deg. 58 min. 13 sec. West 161.94 feet to an iron rebar set; running thence along a new line North 79 deg. 53 min. 09 sec. West 56.20 to an iron rebar set; continuing thence along a new line North 87 deg. 11 min. 08 sec. West 135.59 to an iron rebar set; running thence North 02 deg. 27 min. 26 sec. West 150.45 feet to an ½ inch existing iron rebar, said point being the southwest corner of said Phillip and Anna Sheek property; running thence along the southern line of said Sheek property South 88 deg. 35 min. 23 sec. East 200.01 feet to the point and place of BEGINNING, containing 0.69 acres, more or less, as shown on the survey prepared for Dianne McConnell as prepared by Charles E. Shoaf, PLS, Allied Land Surveying Co, PA dated May 18, 2004 and revised March 7, 2012 and May 30, 2012.