

**2023039786 00146**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$306.00**PRESENTED & RECORDED  
11/21/2023 03:43:13 PM  
**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY  
**BK: RE 3782**  
**PG: 3641 - 3644****GENERAL WARRANTY DEED**Excise Tax: **\$306.00**Tax Parcel ID No. 6844-27-9780.000 Verified by \_\_\_\_\_ County  
on the 17 day of November, 2023 By: Thassio MMail/Box to: GranteeThis instrument was prepared by: Thomas G. Jacobs, a licensed North Carolina attorney. 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: Metes and Bounds

THIS DEED, made this the 17 day of November, 2023, by and between**GRANTOR:**Nice Guys Appliances, LLC and Kay Capital Homes, LLCwhose mailing address is 1B Lowden Street, Apt. 1, Elizabeth, NJ 07028Property Address: 1736 Pleasant Street, Winston-Salem, NC 27107(herein referred to collectively as **Grantor**) and**GRANTEE:** Julia Parker, unmarried and Joanna Parker, unmarried Joint Tenants with Right of Survivorshipwhose mailing address is 1736 Pleasant Street, Winston-Salem, NC 27107(herein referred to collectively as **Grantee**) and*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]***WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3762, Page 4156-4158, and being reflected on plat(s) recorded in Map/Plat Book 1, page/slide 39A.All or a portion of the property herein conveyed x includes or \_\_\_\_\_ does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

submitted electronically by "Law Office of Thomas G. Jacobs"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

(Nice Guys Appliance, LLC)

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Thassio Marques

(Kay Capital Homes, LLC)

By: [Signature] \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Levi L. Kay

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Thassio Marques, Member/Manager of Nice Guys Appliance, LLC  
\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

State of NC  
County of Forsyth

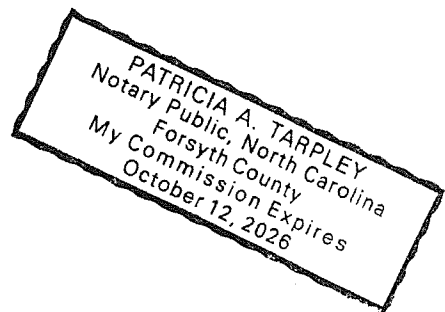
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Levi L. Kay, Member/Manager of Kay Capital Homes, LLC  
\_\_\_\_\_ [insert name(s) of principal(s)].

Date: 11-17-23  
Patricia A. Tarpley  
Patricia A Tarpley Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
10/12/2026



And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

(Nice Guys Appliance, LLC)

By: [Signature] 11/17/23 (SEAL)  
Print/Type Name & Title: Thassio Marques

(Kay Capital Homes, LLC)

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Levi L. Kay

State of New Jersey  
County of Union

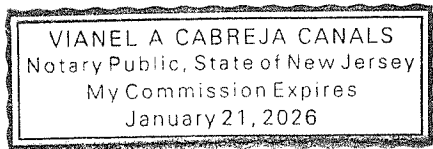
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Thassio Marques, Member/Manager of Nice Guys Appliance, LLC  
[insert name(s) of principal(s)].

Date: 11/17/2023

[Signature]  
Vianel A. Cabreja Canals Notary Public  
Notary's Printed or Typed Name



My Commission Expires:  
01/21/2026

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Levi L. Kay, Member/Manager of Kay Capital Homes, LLC  
[insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

### EXHIBIT "A" - LEGAL DESCRIPTION

Beginning at an iron stake in the west line of Pleasant Street said iron stake being the southeast corner of lot no. 184 running thence southwardly with the east line of Pleasant Street, 50 feet to an iron stake, the northeast corner of lot 181, thence westwardly with the north line of lots 181 and 202, 107.3 feet to an iron stake in the east line of lot 203; thence northwardly with the east line of lot 203; thence northwardly with the east line of lot 203, 24 feet to an iron stake, the northeast corner of lot 203, thence westwardly with the north line of lot 203, 24 feet to an iron stake in the east line of lot 204; thence northwardly with the east line of lot 204, 24 feet to an iron stake the southwest corner of lot 184; thence eastwardly with the south line of lot 184, 115.7 feet to an iron stake; the point of the beginning.

Being known and designated as lot 182 & 183 on the map of Longview Development #2 recorded in Plat Book 1 Page 39A Office of Register of Deeds, Forsyth County, N. C.

Also known as lots 182 & 183, Block 1772, Forsyth County Map. Also as shown on a map on file in the Office of Commissioner of Public Works, Winston-Salem, N. C.

Property Address: 1736 Pleasant Street, Winston Salem, NC 27107  
Parcel ID: 6844-27-9780