

**2023043811 00060**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$400.00**

PRESENTED & RECORDED  
12/29/2023 12:09:48 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3787**  
**PG: 2432 - 2434**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$400.00

Parcel Identifier No. 6836-36-4378.000 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_

Mail/Box to: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

This instrument was prepared by: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

Brief description for the Index: Lot 15, Block 20, Bon Air

THIS DEED made this 17th day of November, 2023, by and between

GRANTOR	GRANTEE
<u>Lumbu Management, LLC,</u> <u>an Arkansas Limited Liability Company</u> <u>1033 Tahoma Ct.</u> <u>Burlington, NC 27215</u>	<u>Prism Investment Firm, LLC,</u> <u>a North Carolina Limited Liability Company</u> <u>1806 Summit Avenue, Suite 300/252</u> <u>Richmond, VA 23230</u>

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, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3770, Page 1065.

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 3, Page 25.

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.

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.

Lumbu Management, LLC, a Arkansas limited liability company \_\_\_\_\_ (SEAL)  
(Entity Name) Print/Type Name: \_\_\_\_\_

By: Christian Lumbu \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Christian Lumbu, Manager Print/Type Name: \_\_\_\_\_

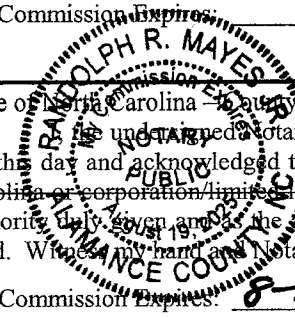
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

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

State of North Carolina – County of \_\_\_\_\_  
I, the undersigned Notary Public of the County 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

State of North Carolina – County of ALAMANCE  
I, the undersigned Notary Public of the County and State aforesaid, certify that Christian Lumbu, personally appeared before me this day and acknowledged that he is the Manager of Lumbu Management, LLC, a Arkansas limited liability company, a North Carolina or corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and in 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 17 day of NOV., 20 23



My Commission Expires: 8-19-2025 Randolph R. Mayer  
Notary Public

State of North Carolina – County of \_\_\_\_\_  
I, the undersigned Notary Public of the County and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public

The foregoing Certificate(s) of \_\_\_\_\_ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

By: \_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
Deputy/Assistant –Register of Deeds

**EXHIBIT A**

Being a lot located on the west side of Glenn Avenue, 200 feet Southwardly from Twenty-eighth Street, and being known and designated as Lot No. 15, in Block 20, as shown on the map of Bon Air Property, as recorded in Plat Book 3, Page 25, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description.