

2023043935 00184

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 12/29/2023 04:55:57 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3787
PG: 3196 - 3201

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No. 6858-98-5795.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange.

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: 3.05ac +/-

THIS DEED made the 29 day of December, 2023, by and between

GRANTOR	GRANTEE
Deepakkumar M. Patel and wife, Neha Deepak Patel; Aqibullah Khan and wife, Behishta Ishanzai Grantor Address:	Zameen Estates LLC, <i>a North carolina limited liability company</i> Property Address: 4032 Mecum Road Walkertown, NC 27051

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 hereby demise, release, and forever quitclaim all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

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.

Grantor makes no warranty, express or implied as to the title of the Property.

(signatures to follow)

Submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

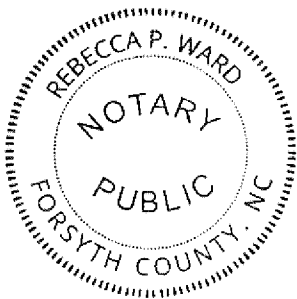
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Deepak M. Patel (SEAL)
Deepakkumar M. Patel

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Deepakkumar M. Patel personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 29 day of December, 2023.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

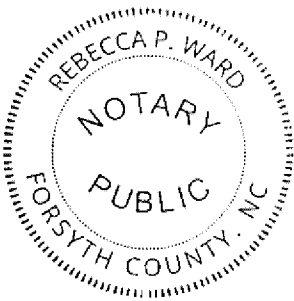
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Neha Deepak Patel (SEAL)
Neha Deepak Patel

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Neha Deepak Patel personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 29 day of December, 2023.

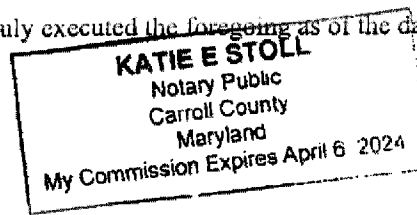


Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

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

Behishta Ishanzai

(SEAL)



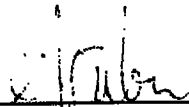
STATE OF Maryland
COUNTY OF Carroll

I, the undersigned Notary Public, do hereby certify that Behishta Ishanzai personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 15 day of November, 2023.

Katie E Stoll
Katie E Stoll Notary Public
My commission expires: 04/06/2024

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

 (SEAL)
Aqibullah Khan

KATIE E STOLL
Notary Public
Carroll County
Maryland
My Commission Expires April 6, 2024

STATE OF Maryland
COUNTY OF Carroll

I, the undersigned Notary Public, do hereby certify that Aqibullah Khan personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 16 day of November, 2023.



Katie E Stoll Notary Public
My commission expires: 04/06/2024

Exhibit "A"
4032 Mecum Road

BEGINNING at an iron in the southern line of the Gahany R. Dillon tract (See Deed Book 1456, page 94, Forsyth County Registry) and being the northeastern corner of the Jackie J. Kleitches tract (See Deed Book 1338, page 569, Forsyth County Registry); said beginning point being further known and designated as a point North 85 deg., 8' 46" West 595.60 feet along the southern line of said Dillon tract from an iron in Mecum Road (SR 1981); from said beginning point running thence with the Eastern line of Kleitches tract South 5 deg., 16' 51" West 210.14 feet to an iron, said iron being the following two (2) courses and distances from a tie line iron namely; North 85 deg., 11' 46" West 847.63 feet and North 4 deg., 52' 38" East 65.96 feet; running thence South 85 deg., 8' 38" East 65.84 feet to an iron; running thence South 4 deg., 45' 14" West 65.97 feet to an iron; running thence along the northern line of the Rumble, Pascal and Watkins tracts South 84 deg., 58' 43" East a total distance of 428.28 feet to an iron, northeast corner of Watkins tract and the southwest corner of an Oak Grove Baptist Church tract (See Deed Book 107, page 582, Forsyth County registry); thence continuing with the western line of said Church tract North 0 deg., 8' 46" West 115.50 feet to an iron the northwest corner of said Church tract; and thence with the northern line of said Church tract, South 85 deg., 8' 46" East 189.42 feet to an iron, northeast corner of said Church tract; running thence North 20 deg., 21' 35" West a total distance of 179.38 feet to an iron in Mecum Road (SR 1981); thence leaving said road and with the southern line of said Dillon Tract North 85 deg., 8' 46" West 595.60 feet to the point and place of BEGINNING, containing 3.55 acres, more or less, according to a survey by Phillip R. Ball RLS L-2107, dated MAY 5, 1987. Together with improvements located thereon; said property being located at 4032 Mecum Road, Walkertown, North Carolina.

The above described property being the eastern portion of that tract described in Deed Book 584; page 156 and 157, Forsyth County Registry.

Saving & excepting out conveyance to Trustees of Oakgrove Baptist Church of Walkertown, N.C., Billy Hairston & George Townsend & William M. Fulp dated May 28, 1991 and recorded August 27, 1991 in book 1723 at page 702.

The subject property is further designated as Tax Parcel Identifier Number 6858-98-5795.000 on the Forsyth County Tax Maps.