

2024001207 00099

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$230.00

PRESENTED & RECORDED
01/12/2024 02:02:42 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3789
PG: 203 - 205

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 230.00

Parcel Identifier No. 6843-35-6355.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee: _____

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: UNIT 160, SEC 2, South Wind Villas

THIS DEED made this 12th day of January, 2024, by and between

<p style="text-align: center;">GRANTOR</p> <p>MBL Investments, LLC a NC LLC</p> <p>Forwarding Address: PO Box 1424 Rural Hall, NC 27045</p>	<p style="text-align: center;">GRANTEE</p> <p>Allen Neil Rubinstein and spouse, Tresha Faye Haefner-Rubinstein</p> <p>Property & Mailing Address: 909 South Ridge Court #160 Winston-Salem, NC 27107</p>
---	--

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

See Attached Exhibit A

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

Schedule A

Report Number: 2843718

Address: 909 S Ridge Ct Unit 160
Winston Salem, North Carolina 27107-6923

All that certain lot or parcel of land situated in or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING informally known as Tax Lot No. 160, in Block 2667A, on the Forsyth County Tax Maps as they presently exist; and being also known as 909 South Ridge Court, Winston Salem, NC 27127; and being more particularly described on Exhibit A attached hereto and incorporated herein by reference.

BEING KNOWN AND DESIGNATED as Unit 160, as shown on the plat of South Wind Villas, Section Two, as recorded in Unit Ownership Book No. 1, Pages 143 through 145, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER WITH all rights and easements appurtenant to said unit as specifically enumerated in the 'DECLARATION OF CONDOMINIUM' issued by Kennedy Associates, and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 1343, Page 952, et. seq. and pursuant thereto membership in South Wind Villas Homeowners Association, a North Carolina Non-Profit Corporation, recorded in Book 1342, Page 989, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 145.

Subject to easements, restrictions, and covenants of record, if any.

TAX ID: 6843-35-6355.000