2024001207 00099

FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$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
Mail/Box to: Grantee:	
This instrument was prepared by: Donato Law, PC, 2016-A New Gard	den Road, Greensboro, NC 27410
Brief description for the Index: UNIT 160, SEC 2, South Wind Vil	las
THIS DEED made this 12th day of January	, 20 <u>24</u> , by and between
GRANTOR MBL Investments, LLC a NC LLC	GRANTEE Allen Neil Rubinstein and spouse, Tresha Faye Haefner-Rubinstein
Forwarding Address:	Property & Mailing Address:
PO Box 1424	909 South Ridge Court #160
Rural Hall, NC 27045	Winston-Salem, NC 27107
Enter in appropriate block for each Grantor and Grantee: name, mai corporation or partnership.	ling address, and, if appropriate, character of entity, e.g.
The designation Grantor and Grantee as used herein shall include said plural, masculine, feminine or neuter as required by context.	l parties, their heirs, successors, and assigns, and shall include singular,
WITNESSETH, that the Grantor, for a valuable consideration paid by these presents does grant, bargain, sell and convey unto the Grantee situated in the City of	y the Grantee, the receipt of which is hereby acknowledged, has and by in fee simple, all that certain lot, parcel of land or condominium unit ton-Salem Township, Forsyth County,
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.

Page 1 of 2

The property hereinabove described was acquired by Grantor by instru All or a portion of the property herein conveyed includes or _X_ d	
A map showing the above described property is recorded in Plat Book	cC1page143-145
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all p simple.	rivileges and appurtenances thereto belonging to the Grantee in fee
And the Grantor covenants with the Grantee, that Grantor is seized of simple, that title is marketable and free and clear of all encumbrances, claims of all persons whomsoever, other than the following exceptions All easements, rights-of-way, and restrictions of record or visible upon the de	and that Grantor will warrant and defend the title against the lawful s:
IN WITNESS WHEREOF, the Grantor has duly executed the foregoin	ng as of the day and year first above written.
MBL Investments, LLC a NC LLC	(SEAL)
By: Walless and Le	Print/Type Name:
Print/Type Name & Title: N Klog (Javid Hall Member/Manager	Print/Type Name: (SEAL)
By:	(CT AI )
Print/Type Name & Title:	Print/Type Name: (SEAL)
D.,	· ·
By:Print/Type Name & Title:	Print/Type Name: (SEAL)
State of County or City of	•
I, the undersigned Notary Public of the County or City ofdue execution of the foregoing instrument for the purposes therein expre, 20	personally appeared before me this day and acknowledged the
My Commission Expires:	Notary Public
(Affix Seal)	Notary's Printed or Typed Name
State of County or City of	
I, the undersigned Notary Public of the County or City of	and State aforesaid, certify that personally appeared before me this day and acknowledged the
due execution of the foregoing instrument for the purposes therein expression expression.	essed. Witness my hand and Notarial stamp or seal this day of
My Commission Expires:	Notary Public
(Affix Seal)	Notary's Printed or Typed Name
State of North Carolina - County or City of . WIN	~~ \\
I, the undersigned Notary Public of the County or City of	and State aforesaid, certify that  personally came before me this day and acknowledged that
_he is theMember/Managerof _MBL Investments, LLC	a NC LLC , a North Carolina or
corporation/limited lightiff being	any/general partnership/firmited partnership (strike through the
inapplicable), and that by authority duly given and a set of of such a behalf as its act and deed. Witness my hand and Notarial seguinoses	this 12th day of, 20_24.
My Commission Expires: 8/4/15 NO7 (Affix Seal)	Notary's Printed or Typed Name  Notary Public Notary's Printed or Typed Name

NC Bar Association Form No. 3 © 1976, Revised © 1977, 2002, 2013 5-28

Printed by Agreement with the NC Bar Association – 1981

 $\label{thm:continuous} This standard form has been approved by: North Carolina Bar Association - NC Bar Form No. 3$ 

## 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