

2024003807 00107

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$540.00

PRESENTED & RECORDED
02/07/2024 02:46:50 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3792
PG: 529 - 532

Prepared by: Baker, PLLC
Return to: 6841 Wrightsville Avenue, Ste. 201, Wilmington, NC 28403

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax **\$540.00**

Parcel Identifier No.: **6386-02-6601**

Brief Description for the Index: *N/A*

THIS DEED made this 29 day of January, 2024, by and between

GRANTOR

**Sandro Jehsner and Yasamin Shemirani
Pour, a married couple and Kevin Klevenz
and Amanda Gerhardt, a married couple**

Mailing Address: 172 Bells Crossing Drive
Mooresville, NC 28117

GRANTEE

**Backgammon Investments, LLC, a Florida
Limited Liability Company**

Mailing Address: 241 SE Via Visconti
Port Saint Lucie, FL 34952

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 or parcel of land situated in **Forsyth County**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3558 at Page 1555.

A map showing the above described property is recorded in Plat Book 3 at Page 32.

All or a portion of the property herein conveyed does ____ not X include the primary residence of the Grantor.


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.

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

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:

Subject to ad valorem taxes; all applicable zoning and land use ordinances, statutes and regulations; and to the provisions of all applicable restrictive covenants and utility easements of record.

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



(SEAL)
Sandro Jehsner



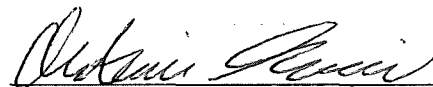
(SEAL)
Yasamin Shemirani Pour

Iredell
1/29/24 CG - ~~New Hanover~~ County

State of North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Sandro Jehsner and Yasamin Shemirani Pour.**

Dated: 1/29/2024



Notary Public

Christian Garcia

Notary's Printed or Typed Name

My Commission Expires: 12/1/2028

SEAL-STAMP



Kevin Klevenz (SEAL)

Amanda Gerhardt (SEAL)

Wake County

State of NC

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Kevin Klevenz and Amanda Gerhardt.**

Dated: 1/29/24

Notary Public

Joana Gonzalez-Batista

Notary's Printed or Typed Name

My Commission Expires: 7/23/28

SEAL-STAMP

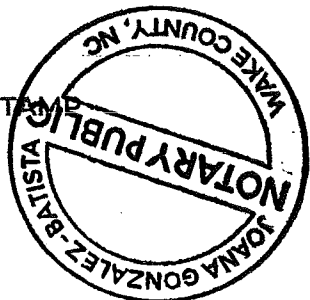


EXHIBIT "A"**1421, 1423, 1425 & 1427 Clark Avenue**

BEGINNING at a point on the East side of Clark Street in the City of Winston-Salem and North of the Northeast intersection of Ridge Street (now 14th Street) and Clark Street and being a corner of Lots 4 and 5; running thence along the East side of Clark Street 60 feet to the Southwest corner of Lot 68; thence East along the South side of Lot 6B 120 feet to an alley 60 feet to the corner of Lots No. 4 and 5; thence along the line of Lot 4 Westwardly 120 feet to the PLACE OF BEGINNING, BEING Lot 5 and the Southernmost 10 feet of Lot 6 as shown on the "Revised Map Showing Subdivision in Part of the W. F. Snipes Estate" dated march 1992 made by J. W. Pugh, engineer and traced and revised by J. E. Ellerbe, C.E. under date of October 1923 recorded in Plat Book 3, Page 32 in the Office of the Register of Deeds of Forsyth County, North Carolina. Being a portion of Tract 8 in Deed Book 720, Page 58 (see Deed Book 781, Page 98), also being known as Lots 5 and 6A, Block 944 on the Forsyth County tax map as presently constituted.