

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.



Sandro Jehsner (SEAL)



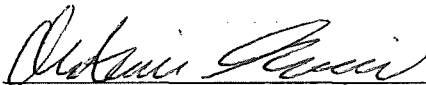
Yasamin Shemirani Pour (SEAL)

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



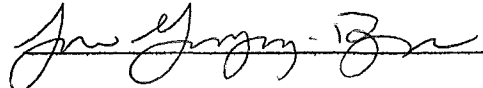
 (SEAL)
 Kevin Klevenz

 (SEAL)
 Amanda Gerhardt

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: 11/29/24

 Notary Public

Joana Gonzalez-Batista

Notary's Printed or Typed Name

My Commission Expires: 7/23/28

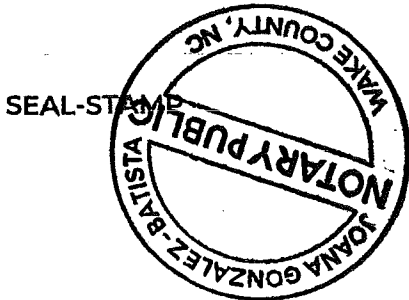


EXHIBIT "A"**1421, 1423, 1425 & 1427 Clark Avenue**

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.