

2024007310 00147

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED

03/08/2024 04:11:24 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3796

PG: 1564 - 1566

NORTH CAROLINA GENERAL WARRANTY DEED

| | |
|----------------------------------|---|
| Excise Tax: | \$460.00 |
| Parcel ID: | 6834-32-6599 |
| Mail/Box to: | Perk Real Estate LLC, 2912 Woodleigh Street, Winston Salem, NC 27127; <i>The Ellison Law Firm</i> |
| Prepared by: | Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104 |
| Brief description for the index: | Lot 34 on PB 3-48 Woodleigh Place |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 4th day of March, 2024, by and between:

| GRANTOR | GRANTEE |
|---|---|
| BB MM Endeavors LLC PO Box 425 Knightdale, NC 27545 | Perks Real Estate LLC 2912 Woodleigh Street Winston Salem, NC 27127 |

PROPERTY ADDRESS: 2912 Woodleigh Street, Winston Salem, NC 27127

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3673 Page 2294.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

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

BB MM Endeavors LLC

Entity Name

By: [Signature]

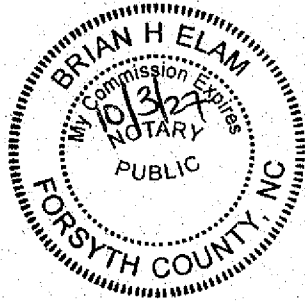
Name: Sawand Belcher

Title: Manager

STATE OF NC, COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 4 day of March, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Sawand Belcher as Manager of BB MM Endeavors LLC

Affix Notary Seal/Stamp



[Signature]

Notary Public (Official Signature)

My commission expires: 10/3/27

EXHIBIT "A"

BEGINNING at a point on the West side of Woodleigh Street, said Point of Beginning being 150 feet South from the South side of Union Street, also being the Southeast corner of Lot 35, running thence along the West side of Woodleigh Street, South 21 degrees 30 minutes East 75 feet to a point; thence South 68 degrees 30 minutes West 150 feet to a point on the East side of a 15-foot alley; thence along said alley, North 21 degrees 30 minutes West 75 feet to a point, the Southwest corner of Lot 35; thence along the South line of Lot 35, North 68 degrees 30 minutes East 150 feet to the place of BEGINNING. Being Known and Designated as Lot 34 and the North half of Lot 33 as shown on the plat of Woodleigh Place as recorded in Plat Book 3, Page 48, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made. See plat recorded in Deed of Trust Book 541, Page 150. This is the same property as that described in Book 1169, Page 918, in the Office of the Register of Deeds of Forsyth County, North Carolina.

For back title, see Book 2301, Page 1188, Forsyth County Registry.