

2024007862 00043

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
03/14/2024 10:42:22 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3796
PG: 4429 - 4431

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$40.00

Parcel Identifier No. 6837-53-0324 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee: 3507 Gaston Road, Greensboro, NC 27407

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

Brief description for the Index: 4089 OGBURN AVENUE, WINSTON-SALEM, NC

THIS DEED made this 14th day of March, 2024, by and between

GRANTOR	GRANTEE
Do Dreams, Inc. Forwarding Address: 3509 Blairwood Street High Point, NC 27265	Tracy Cooke and spouse, Michael Cooke Property Address: 4089 Ogburn Avenue Winston-Salem, NC 27105

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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3776 page 948. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 1 page 106.

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.

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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

Do Dreams, Inc. (Entity Name) _____ (SEAL)
 Print/Type Name: _____

By: Soonmin Kwon _____
 Print/Type Name & Title: Soonmin Kwon _____ (SEAL)
PLUANT
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name & Title: _____
 Print/Type 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 expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

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 expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name _____

State of North Carolina - County or City of Wintrow
 I, the undersigned Notary Public of the County or City of Wintrow and State aforesaid, certify that Soonmin Kwon personally came before me this day and acknowledged that he is the PLUANT of Do Dreams, Inc., a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this March day of 2021.

My Commission Expires: 3/25/21 Notary Public
 (Affix Seal) Anthony P. Davis Notary's Printed or Typed Name _____

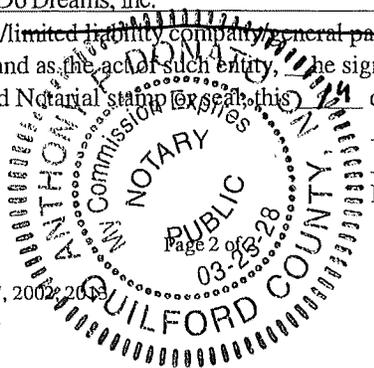


Exhibit A

Legal Description

BEGINNING at an existing iron pipe in the southern margin of McCreary Street, said point BEING South 60 deg. 49'08" East 46.61 feet East and from a manhole in the center of McCreary Street and the northwestern corner of Teresa Ann Wiginton, Deed Book 3416, Page 1549, Forsyth County Registry, North Carolina; and running thence from said BEGINNING point the following courses and distances: thence along Wiginton's western line South 02 deg. 30'54" East 157.95 feet to an existing iron pipe marking Wiginton's southwestern corner and the northeastern corner of Fourte, Inc., Deed Book 2769, Page 3712, Forsyth County Registry, North Carolina, thence along Fourte, Inc.'s northern line and the northern line of City of Winston-Salem, Deed Book 2089, Page 3376, Forsyth County Registry, North Carolina South 88 deg. 03'25" West 96.70 feet to a rebar marking the northwestern corner of the City of Winston-Salem in the eastern margin of Ogburn Avenue, thence along the eastern margin of Ogburn Avenue North 02 deg. 31'00" West 157.15 feet to an existing iron pipe marking the corner of Ogburn Avenue and McCreary Street; thence along the southern margin of McCreary Street North 87 deg. 35'11" East 96.70 feet to the point and place of BEGINNING and further BEING 0.35 acres, more or less, according to a map of survey thereof drawn by Joseph G. Stutts, PLLC, dated February 28, 2024. Pax Parcel 6837-53-0324. Property Address: 4089 Ogburn Ave., Winston-Salem, NC 27105. Prior Deed reference: Book 3776, Page 948.