

**2024008355 00031**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 03/19/2024 10:39:53 AM  
 LYNNE JOHNSON  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
 BK: RE 3797  
 PG: 2859 - 2860

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

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$0.00 NTC

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PIN#: 6849-10-0959.000

Property Address: 1441 Old Hollow Rd. Winston-Salem, NC 27105

Mail after recording to: Grantee at property below.

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

No title search performed or requested. No tax advice given or requested. No current survey provided.

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THIS DEED made this 19 day of March 2024 by and between

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### GRANTOR

**Ummah Properties, LLC aka Ummah Properties**  
 3397 Hyde Place Circle, Winston-Salem, NC 27103

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### GRANTEE

**IRA Financial Trust Company CFBO Matthew Ward**  
 319 S. Spring St. Winston-Salem, NC 2701  
 Property address: 1441 Old Hollow Rd. Winston-Salem, NC 27105

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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 and more particularly described as follows:

Being known and designated as Lots 15, 9 and 10, as shown on the plat of W.L. Moser Property, said map recorded in Plat Book 4, Pages 9 and 10 in the Office of the Register of Deeds of Forsyth County, North Carolina. Less and excepting all of that property described in Deed Book 1161, Page 481 and Deed Book 2646, Page 1550 in the Office of the Register of Deeds of Forsyth County, North Carolina. Subject to restrictive covenants and easements of record.

Property Address: 1441 Old Hollow Rd. Winston-Salem, NC 27105

Together with and subject to all easements and restrictions of record, if any.

All or a portion of the property described hereinabove was acquired by Grantor by instrument recorded in Book 3792, Page 1494, Forsyth County Registry.

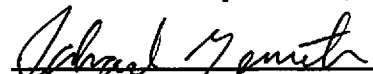
The above-described property does not include the primary residence of the Grantor.

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.

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, save and except easements, restrictions, and rights of way as appear of record, and 2023 city-county ad valorem taxes, still due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals the day and year first above written.

**Ummah Properties, LLC**

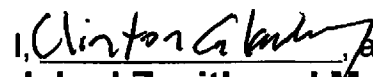
 (SEAL)

**Jahad Zenith, member**

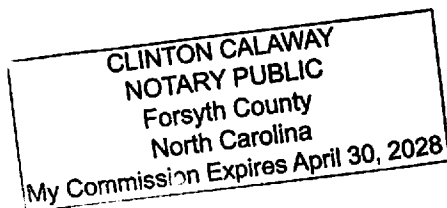
 (SEAL)

**Matthew Ward, member**

STATE OF North Carolina  
COUNTY OF Forsyth

I, , a Notary Public of Forsyth County, State of North Carolina, certify that **Jahad Zenith and Matthew Ward, as members of Ummah Properties, LLC** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this, the 19 day of March 2024.



  
Notary Public  
Print Notary Name:  
My Commission Expires: