

**2024013188 00093**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$380.00**

PRESENTED & RECORDED  
 04/26/2024 11:58:50 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3803**  
**PG: 2776 - 2780**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$380.00

Parcel Identifier No. 6827-72-5003.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief Description for the Index: New Lot A, PB 77, PG 196

THIS DEED made the 19 day of April, 2024, by and between

GRANTOR	GRANTEE
<p><b>Freeman Building Concepts LLC,</b>  <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address:            4502 Brookhaven Dr            Greensboro, NC 27406</p>	<p><b>MK North Carolina Holdings LLC,</b>  <i>a North Carolina Limited Liability Company</i></p> <p>Property Address:            4007 May Street            Winston-Salem, NC 27105</p>

*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 Exhibit "A" attached hereto and incorporated by reference.**

The property herein described [ ] is or [ ] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_, Page \_\_\_\_\_, Forsyth County Registry.

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

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.

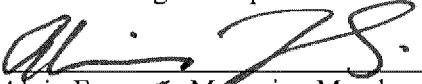
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

*(signatures to follow)*

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

Freeman Building Concepts LLC

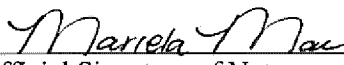
By:  (SEAL)  
Alvin Freeman, Managing Member

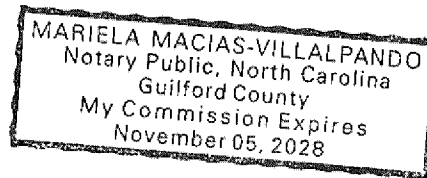
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STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Mariela Macias V, Notary Public, do hereby certify that Alvin Freeman, Managing Member of Freeman Building Concepts LLC, Alvin Freeman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19 day of April, 2024.

  
Official Signature of Notary  
Printed or typed name of Notary  
Mariela Macias V  
My Commission Expires:  
11/05/2028



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

Freeman Building Concepts LLC, a Partnership

By: Jameelah Freeman (SEAL)  
Jameelah Freeman, Managing Member

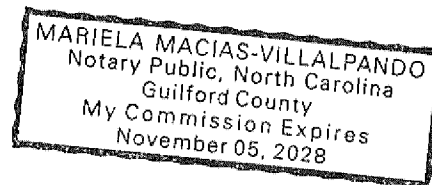
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STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, Mariela Macias V, Notary Public, do hereby certify that Jameelah Freeman, Managing Member of Freeman Building Concepts LLC, Jameelah Freeman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 19 day of April, 2024.

Mariela Macias V  
Official Signature of Notary  
Printed or typed name of Notary  
Mariela Macias V  
My Commission Expires:  
11/05/2028



**Exhibit "A"**

**4007 May Street**

BEING KNOWN AND DESIGNATED as New Lot A, as shown on that plat entitled "Correction Record Map for PB 77 PG 99: Alvin Freeman" recorded in Plat Book 77, Page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

The subject property is part of that property described in Deed Book 3512, Page 4456, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6827-72-5003 on the Forsyth County Tax Maps.

The subject property is the same as that property described in Deed Book 3512, Page 4456, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6827-72-5003.000 on the Forsyth County Tax Maps.