

2024014157 00082

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED

05/03/2024 01:15:00 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3804**PG: 4251 - 4253**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$210.00

Parcel Identifier No.: 6844-55-4605.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index:

THIS DEED made this 3rd day of May, 2024, by and between

GRANTOR

Agora Properties, LLC, a North Carolina Limited Liability Company

Mailing Address: 403 Weaver Drive
Lexington, NC 27292

GRANTEE

Preetam Nayak, an unmarried person

Property Address: 1777 East Sprague Street, Winston-Salem, NC 27107

Mailing Address: 1781 East Sprague Street
Winston-Salem, NC 27107

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 __, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 3167, Page 2911, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page , and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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 hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Agora Properties, LLC, a North Carolina Limited Liability Company

By: Antonio Jucoski
Antonio Jucoski, Managing Member

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Kermit Robinson certify that Antonio Jucoski, Managing Member of Agora Properties, LLC personally came before me this day and acknowledged that he/she is Managing Member of Agora Properties, LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 3rd day of May, 2024.

Kermit Robinson
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

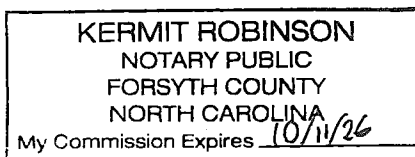


Exhibit "A"

BEGINNING at an iron stake in this western right of way line of East Sprague Street, said point being W. E. Stoker and wife, Ella B. Stoker's southernmost corner: thence running with said right of way line South $36^{\circ} 27''$ West 62.5 feet to an iron stake, Clara K. Zealy's southeast corner; thence with Zealy's line North $47^{\circ} 35'$ West 150.09 feet to an iron stake; thence North $35^{\circ} 18'$ East 46.69 feet to an iron stake in Stoker's line; thence with his line South $53^{\circ} 37'$ East 150.21 feet to the point and place of Beginning.

Being the same property as that described in Deed Book 2262, page 1140, Forsyth County Registry, and also being known as Lot No. 4 in Tax Block 1738 as shown on the Forsyth County Tax Map.

Parcel ID # 6844-55-4605.000

Property Address: 1777 East Sprague Street, Winston-Salem, NC 27107