

2024014397 00173FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$302.00

PRESENTED & RECORDED

05/06/2024 03:36:27 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3805

PG: 857 - 858

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$302.00

Parcel Identifier No. 6854-18-0374.000

Mail after recording to: Grantee @ address shown below

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

NO TITLE SEARCH REQUEST OR PERFORMED

THIS DEED made this 23rd day of April, 2024 by and between

GRANTOR**AZAM PROPERTIES, LLC
2214 COLE ROAD, WINSTON-SALEM, NC 27107****GRANTEE****KIARA QUIRINDONGO (UNMARRIED)
2306 HUFF 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 and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOTS 1 AND 2, AS SHOWN ON THE PLAT OF C. V. PEGRAM PROPERTY RECORDED IN PLAT BOOK 11, PAGE 93, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3282, Page 3300, Forsyth County Registry.

submitted electronically by "Brock & Scott, PLLC FC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

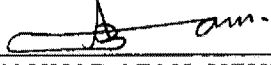
The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.

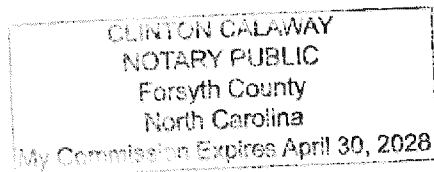
AZAM PROPERTIES, LLC

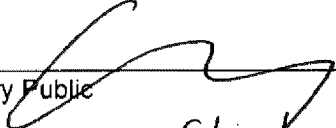
By:  (SEAL)
MUHAMMAD AZAM, MEMBER

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **MUHAMMA AZAM, MEMBER OF AZAM PROPERTIES, LLC**. Witness my hand and official stamp or seal, this the 23 day of April, 2024.

My Commission Expires: 4/30/28



Notary Public 
 Print Notary Name: Clinton Calaway