

2024014476 00047

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$410.00

PRESENTED & RECORDED
05/07/2024 11:59:19 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3805
PG: 1216 - 1217

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$410.00

Parcel Identifier No. 6854-14-9300.000

Mail after recording to: Grantee at address shown 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 DISURSEMENT OF CLOSING PROCEEDS.**

ADDRESS: 380 KNOLLWOOD SREET, WINSTON-SALEM, NC 27103

THIS DEED made this 7th day of May, 2024 by and between

**GRANTOR
PEAK PROPERTIES HOLDINGS LLC
14-A OAK BRANCH DRIVE, GREENSBORO, NC 27407**

**GRANTEE
AMANDA R. BENNETT AND HUSBAND, ROBERT H. BAILEY
901 DIZE DRIVE, 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 LOT NO. 7 AS SHOWN ON THE MAP OF DIZELAND, AS RECORDED IN PLAT BOOK 17, PAGE 170, IN THE OFFICE OF THE REGISER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH 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 3418, Page 1481, Forsyth County Registry.

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.

PEAK PROPERTIES HOLDINGS LLC

By: Muhammad Awan (SEAL)
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: MUHAMMAD KAMRAN AWAN, MEMBER OF PEAK PROPERTIES HOLDINGS LLC. Witness my hand and official stamp or seal, this the 7th day of May, 2024.

My Commission Expires: 6/3/2025

Sophia Medina Marshburn
Notary Public

Print Notary Name: Sophia Medina Marshburn

