

2024018033 00111

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
06/04/2024 02:55:03 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3809
PG: 3362 - 3364

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: SNTC

Parcel Identifier No. _____ Verified by: _____ County on the ____ day of _____ 20__
By: _____

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR, 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.

Brief description for the Index: 1620 Harrison Ave. *WITHOUT TITLE EXAMINATION*

THIS DEED made this 4th day of June 2024 by and between

Grantor	Grantee
Jackson St Home LLC 4030 Wake Forest Rd Ste 349 Raleigh, NC 27609	Rankin Rd Dev LLC 1852 Banking St #29574 Greensboro, NC 27408

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 attached Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3805, Page 2182

A map showing the above described property is recorded in Plat Book ___ Page ___.

TO HAVE AND TO HOLD 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:

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

Jackson St Home LLC

By: B. Naraya _____ (SEAL)

Title: Member _____ (SEAL)

STATE OF NORTH CAROLINA - COUNTY OF Quitford.

I, the undersigned Notary Public of the County and State aforesaid, certify that NARAYANAN BARNHISARIAN personally came before me this day and acknowledged that he is the MBR of Jackson St Home LLC., and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 4th day of June 2024.

My Commission Expires: 11-12-2027

Angela S. Goedeck
NOTARY PUBLIC
Printed Name: Angela S. Goedeck

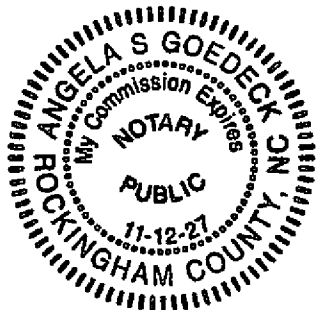


Exhibit A

Lot 1

Beginning at an iron stake in the West line of Harrison Avenue; thence Westwardly 125 feet to an iron stake in the East line of an alley; thence Northwardly along the East line of said alley 50 feet; thence Eastwardly 125 feet to an iron stake in the West line of Harrison Avenue; thence Southwardly along the West line of Harrison Avenue 50 feet to the place of beginning and being known and designated as Lot No. 36, in Block 6, as shown on the Map of North Cherry Street Development, said plat being recorded in Book 4, Pages 54-55, in the Register of Deeds Office of Forsyth County, N. C. (Block 6 is the same block as Tax Block 1353).

Property Address: 0 Harrison Avenue
Winston-Salem, NC 27105
PIN: 6826-83-6123