

2024020964 00185

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$458.00

PRESENTED & RECORDED
 06/26/2024 04:19:21 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3813
PG: 1937 - 1938

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$458.00

Parcel Identification No. 6834-91-4301.000

Title Insurance Company: OS National, LLC - SFR

Mail/Box to: Lang Lynne Ksor, 100 Darlena Court, C, Cary, NC 27511

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: LOT 11, FIR VALLEY, SEC. 2

THIS DEED made this 18th day of June, 2024 by and between

GRANTOR	GRANTEE
<p>FKH TRS L, LLC, a Delaware Limited Liability Company</p> <p><i>Mailing Address:</i> 1850 Parkway Place, #900 Marietta, GA 30067</p>	<p>Lang Lynne Ksor, free trader</p> <p><i>Mailing Address:</i> 100 Darlena Court, C Cary, NC 27511</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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 11 of Fir Valley, Section Two as recorded in Plat Book 49 Page 192, in the Office of the Register of Deeds for Forsyth County NC.

Commonly known as: 130 Fir Drive Winston-Salem, NC 27107

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3791 Page 2078-2080.

All or a portion of the property herein conveyed _____ includes or XXX does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 49, Page 192.

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor., other than the following exceptions:

Easements, Restrictions and Right of Way of Record.
Ad Valorem Taxes for Current Year

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

FKH TRSL, LLC, a Delaware Limited Liability Company

By: *Jacqueline Barnes*
Jacqueline Barnes, Authorized Signatory

STATE OF GA
COUNTY OF Cobb

I, Tetiana Khomych, Notary Public, do hereby certify that Jacqueline Barnes as Authorized Signatory for FKH TRS L, LLC, a Delaware Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 18th day of June, 2024.

Tetiana Khomych
Official Signature of Notary
Printed or typed name of Notary: Tetiana Khomych

My Commission Expires: 12/04/2027

