

**2024023373 00051**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$166.00**

PRESENTED &amp; RECORDED

07/16/2024 10:27:44 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3816****PG: 1564 - 1566****NORTH CAROLINA  
GENERAL WARRANTY DEED****Excise Tax: \$166.00****Parcel Identifier No.: 6834-96-0168.000**

Brief description for index:

Mail deed/taxes after recording to Grantee: **3397 Hyde Place Circle, Winston Salem, NC 27103**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 15<sup>th</sup> day of July, 2024 by and between**GRANTOR:****SHAHID CHAUDHARY and wife, NOREEN****KHALIQ**Address: 403 Max Drive  
Winston Salem, NC 27107**GRANTEE:****UMMAH PROPERTIES, LLC – A North**

Carolina Limited Liability Company

Address: 2209 Urban Street  
Winston Salem, NC 27017

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 Exhibit "A" attached hereto and incorporated herein by reference.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in **Book 2141, Page 865,** Forsyth County Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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."

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

Does the above described property include the primary residence?  YES  NO


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.

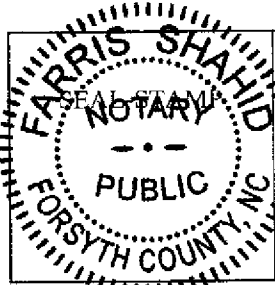
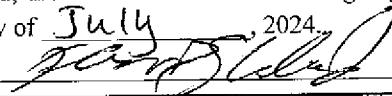
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

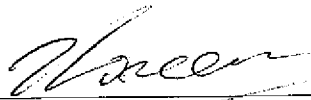
Title to the property hereinabove described is subject to the following exceptions:

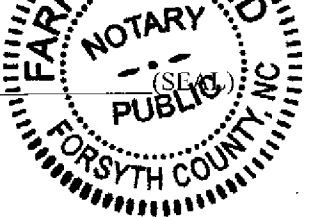
- Easements, restrictions, rights of way and declarations of record, if any.
- Ad valorem taxes hereafter becoming due and payable.

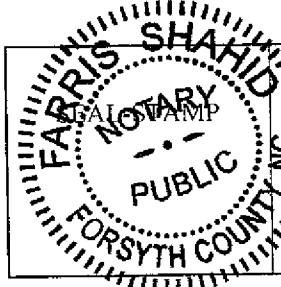
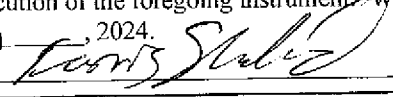
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

By:  (SEAL)  
 SHAHID CHAUDHARY

	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Farris Shahid</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>SHAHID CHAUDHARY</b> , personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>15</u> day of <u>July</u> , 2024.
	My Commission Expires: <u>6/20/2027</u> 

By:  (SEAL)  
 NOREEN KHALIQ



	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u>
	I, <u>Farris Shahid</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>NOREEN KHALIQ</b> personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>15</u> day of <u>July</u> , 2024.
	My Commission Expires: <u>6/20/2027</u>  Notary Public

## EXHIBIT "A"

## LEGAL DESCRIPTION:

BEGINNING at an iron stake in the eastern right-of-way line of Urban Street, 25 feet from its center, said point also being the intersection of the northern boundary of a 15-foot alley and the eastern right-of-way line of Urban Street, and running thence from said beginning point along the eastern right-of-way line of Urban Street North  $13^{\circ} 40' 38''$  East 39.71 feet to an iron stake; thence South  $75^{\circ} 12' 34''$  East 162.91 feet to an iron stake; thence South  $11^{\circ} 45' 51''$  West 39.61 feet to an iron stake, the northern boundary of a 15-foot alley; thence with the northern boundary of the said 15-foot alley North  $75^{\circ} 15' 42''$  West 164.23 feet to an iron stake, the point and place of Beginning. Being known as Lot 132 as shown on the Forsyth County Tax Maps, Block 741, and being the same property set forth in Deed Book 316, Page 378. All according to a survey dated July 11, 1939 by Daniel Walter Jonathan, R.L.S.

PROPERTY ADDRESS: 2209 URBAN STREET, WINSTON SALEM, NC 27017

PARCEL ID#: 6834-96-0168.000