

2024023375 00053

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
07/16/2024 10:27:44 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3816
PG: 1572 - 1574

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$120.00

Parcel Identifier No.: 6834-96-1212.000

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 15th day of July, 2024 by and between

<p>GRANTOR: FAISAL CHAUDHARY and wife, SYRESH ZAKAIB Address: 154 Everidge Road Winston Salem, NC 27103</p>	<p>GRANTEE: UMMAH PROPERTIES, LLC – A North Carolina Limited Liability Company Address: 2206 Thomasville Road Winston Salem, NC 27017</p>
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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 2801, Page 1581, 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.

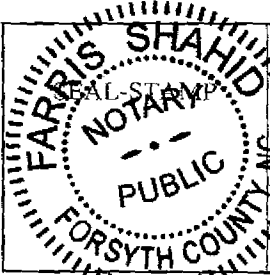
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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: [Signature] (SEAL)
FAISAL CHAUDHARY

	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u>
	<u>Farris Shahid</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that FAISAL CHAUDHARY , 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> , 20 <u>24</u> .
	My Commission Expires: <u>6/20/2027</u> <u>Farris Shahid</u> Notary Public

By: [Signature] (SEAL)
SYRESH ZAKAIB

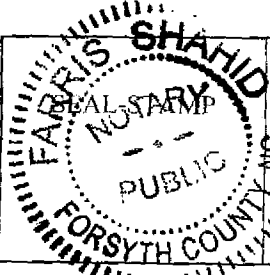
	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u>
	<u>Farris Shahid</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that SYRESH ZAKAIB personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>15</u> day of <u>July</u> , 20 <u>24</u> .
	My Commission Expires: <u>6/20/2027</u> <u>Farris Shahid</u> Notary Public

EXHIBIT "A"

LEGAL DESCRIPTION:

BEGINNING at an iron stake on the southwest side of Thomasville Road, it being the corner of L. N. Butner and wife, Martha Butner, and running thence in a northwestwardly direction along Thomasville Road 78 feet to an iron stake, a new corner; thence in a southwestwardly direction on a new line 84 feet, more or less, to the line of Kermit W. Williams; thence in an eastwardly direction along the north line of said Kermit W. Williams 103 feet, more or less, to a point in the line of L. N. Butner and wife, Martha Butner; thence northwardly along the line of said L. N. Butner and wife, Martha Butner 31 feet to the place of Beginning, and being the eastern portion of the lands conveyed to Peter E. Chumley and wife, Susie J. Chumley by W. S. Walker (Widower) by deed dated February 16, 1927, and recorded in book of Deeds No. 276 at page 265 of the Office of the Register of Deeds of Forsyth County, North Carolina.

PROPERTY ADDRESS: 2206 THOMASVILLE ROAD, WINSTON SALEM, NC 27017

PARCEL ID #: 6834-96-1212.000