

2024024294 00032

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
07/23/2024 10:14:16 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3817
PG: 2307 - 2309

NON-WARRANTY DEED

Excise Tax: 0.00

Tax Parcel ID Number: 6846-13-8537.000

Mail/Box to: Grantee:

This instrument was prepared by: Thomas G. Jacobs, 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.

No title exam requested or performed.

Brief description for the Index: _____

THIS DEED, made this the 19 day of JULY, 2024, by and between

GRANTOR: Katherine Elizabeth Hall and spouse, Jonathan Nicolas and Blackberry Global, LLC

whose mailing address is 430 Marshall View Court, Winston-Salem, NC 27101
(herein referred to collectively as **Grantor**) and

GRANTEE: PK Global, LLC

whose mailing address 430 Marshall View Court, Winston-Salem, NC 27101
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See Attached Exhibit A

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

Submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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

(Entity Name)

By: _____
Print/Type Name & Title: _____

Katherine Elizabeth Hall (SEAL)
Katherine Elizabeth Hall

By: _____
Print/Type Name & Title: _____

Jonathan Nicolas (SEAL)
Jonathan Nicolas

By: Selina D. Jones
Print/Type Name & Title: _____

Selina D. Jones (SEAL)
Selina Jones

By: _____
Print/Type Name & Title: _____

(SEAL)

State of NC
County of FORSYTH

(Official/Notarial Seal)

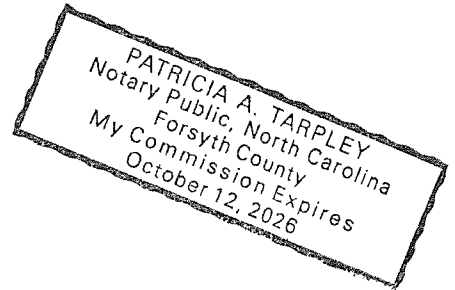
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Katherine Elizabeth Hall and Jonathan Nicolas

[insert name(s) of principal(s)].

Date: 7-19-24

Patricia A. Tarpley
PATRICIA A. TARPLEY Notary Public
Notary's Printed or Typed Name



My Commission Expires:
10/12/2026

State of NC
County of FORSYTH

(Official/Notarial Seal)

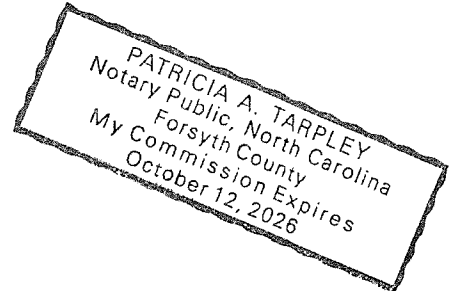
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Selina Jones, Member/Manager of Blackberry Global, LLC

[insert name(s) of principal(s)].

Date: 7-19-24

Patricia A. Tarpley
PATRICIA A. TARPLEY Notary Public
Notary's Printed or Typed Name



My Commission Expires:
10/12/2026

“Exhibit A”

BEING all of lots 312 and 325, Fourteenth Street Development Company Subdivision recorded in Map book 2M page 32-A, Forsyth County, North Carolina.

Also being known and designated as block 1837 lots 325 and 312, Forsyth County Tax Maps.