

2024026827 00055

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$96.00

PRESENTED & RECORDED
 08/12/2024 11:42:49 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3820**PG: 3966 - 3968**

Mail deed and tax bills to Grantee: **2441 Kenilworth Avenue, Winston-Salem, NC 27107**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: \$96.00

Brief description: **Lot 13, F.M. Hahn and additional property**

GENERAL WARRANTY DEED

THIS DEED made this 12th day of August, 2024, by and between:

GRANTOR:

AHMAD DEEB
and wife,
SIHAM RAHHAL

Grantor address:
 3620 Willow Ridge Lane
 Winston-Salem, NC 27105

GRANTEE:

MIGUEL NAVA LOEZA
and wife,
MAYRA LOZ LEON BERNAL

Grantee address:
 2441 Kenilworth Avenue
 Winston-Salem, NC 27107

The property conveyed does not include the primary residence of the Grantor.

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** which is hereby incorporated by reference.

Property Address: **2441 Kenilworth Avenue, Winston-Salem, NC 27107**

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

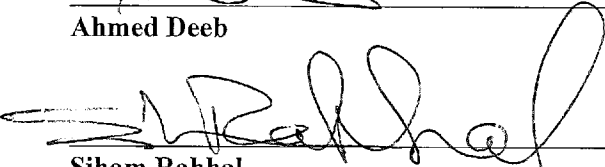
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their 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.


 _____ (Seal)
Ahmed Deeb


 _____ (Seal)
Siham Rahhal

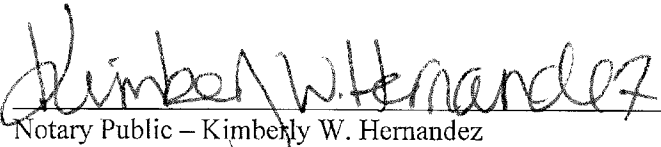
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Ahmad Deeb and Siham Rahhal

August 12, 2024

Place notary seal below this line:


 Notary Public – Kimberly W. Hernandez

My Commission Expires: July 25, 2025

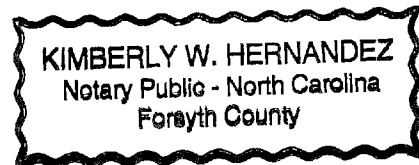


EXHIBIT A

**Miguel Nava Loeza and wife, Mayra Loz Leon Bernal
Lot 13, F.M. Hahn and additional property
2441 Kenilworth Avenue**

Property Description:

BEGINNING at a point on the East right of way line of Kenilworth Street (formerly Willard Street), said point being the southwest corner of Lot No. 13 of the F. M. Hahn Property as shown on a plat recorded in Plat Book 7, at page 21, in the Office of the Register of Deeds of Forsyth County, North Carolina; thence with the East right of way line of Kenilworth Street, North $04^{\circ} 30'$ East 100 feet to an iron stake; thence South $81^{\circ} 02'$ East 157.53 feet to an iron stake or point in the center of a 15 foot alley (now closed); thence with the center of said alley, South $04^{\circ} 30'$ West 100 feet to an iron stake; thence North $81^{\circ} 02'$ West 157.40 feet to the point and place of BEGINNING, said property being Lot No. 13 as shown on the plat of the F. M. Hahn Property recorded in Plat Book 7, at page 21, and also being known as Lot 120, Block 751, as shown on the Forsyth County Tax Maps.

This is the same property as described in Book 3479, Page 590, Forsyth County Registry and is designated as Tax PIN 6844-04-5859.000 (Block 0751, Lot 013) and Tax PIN 6844-04-5953.000 (Block 0751, Lot 120) on the Forsyth County tax maps.