

2024029052 00167

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$460.00

PRESENTED & RECORDED
08/28/2024 03:47:38 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3823

PG: 3162 - 3164

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$460.00

Parcel No. 6845-28-7146.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 647 Glenbrook Drive Winston Salem, NC 27101

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Metes & bounds Forsyth County, North Carolina.

THIS DEED made this 27 day of August 2024, by and between

GRANTOR	GRANTEE
<p data-bbox="284 1113 844 1176">Muhammad Builders, LLC a North Carolina Limited Liability Company</p> <p data-bbox="381 1207 747 1302">FORWARDING ADDRESS: 5249 Ivestone Lane Winston-Salem, NC 27104</p> <p data-bbox="300 1354 820 1417">PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p data-bbox="1015 1113 1307 1176">James Kozel and wife, Delayne Kozel</p> <p data-bbox="990 1207 1331 1302">PROPERTY ADDRESS: <u>647 Glenbrook Drive Winston Salem, NC 27101</u></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 situated in **Forsyth** County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

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.

Submitted electronically by "Heather Kiger 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.

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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

Muhammad Builders, LLC
By: Muhammad Ali
ITS: Manager

Muhammad Ali (SEAL)

NORTH CAROLINA
FORSYTH COUNTY

I, the undersigned Notary Public, do hereby certify that **MUHAMMED ALI** personally appeared before me this day and acknowledged that he is (Member/Manager) of **MUHAMMED BUILDERS, LLC**, a limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the limited liability company.

WITNESS my hand and notarial seal this 27 day of **AUGUST** 2024.

Stephanie N McFadden

Notary Public

My commission expires:
7/4/29

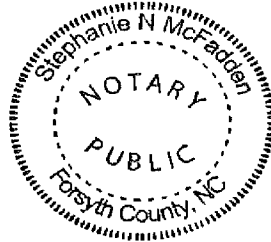


Exhibit "A"

BEGINNING at a drill hole in the Eastern right-of-way line of Glenbrook Drive (formerly Masten Street), the Northwest corner of Lot 77 and the Southwest corner of Lot 78 as shown on the plat of Masten Park, Plat Book 2, page 19, Forsyth County Registry; running thence with the Eastern right-of-way line of Glenbrook Drive North $03^{\circ} 16' 22''$ East 50.00 feet to an existing iron pin; running thence on a new line South $89^{\circ} 30' 00''$ East 97.02 feet to an existing rebar, and continuing on the same call a distance of 104.48 feet to a point in the East line of Lot 81 and the West line of Lot 82, Masten Park; running thence with line of said Lots 81 and 82 South $03^{\circ} 03' 27''$ West 50.03 feet to an existing iron pin, the Southeast corner of Lot 81, Masten Park; running thence with the South lines of Lots 81, 80, 79 and 78 North $89^{\circ} 29' 18''$ West 201.69 feet to a drill hole, the point and place of the **BEGINNING**.

Consisting of 0.23122 acre, more or less, and being also the southern portion of Lots 78, 79, 80 and 81, Masten Park, as shown on a survey for Muhammad Builders, LLC by Thomas A. Riccio & Associates dated 8/29/2023 and bearing Drawing No. 23359.

Being in all respects the same property as that conveyed in Deed Book 950, page 582, Forsyth County Registry. See also Estate File 96 E 1833, Forsyth County Clerk of Court.