

2024032069 00170

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$38.00

PRESENTED & RECORDED
09/20/2024 04:06:14 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3827
PG: 1308 - 1311

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$38.00

Parcel Identifier No. 6844-54-4308

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

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 3, Recombination for Zameen Estates LLC, PB 79 PG 36

THIS DEED made the 20 day of September, 2024, by and between

GRANTOR	GRANTEE
<p>Zameen Estates LLC (a/k/a Zameen Estates, LLC), <i>A North Carolina Limited Liability Company</i></p> <p>Grantor Address: 130 Stanley Farm Road Kernersville, NC 27284</p>	<p>Phillip Gilbert Pahl (unmarried)</p> <p>Property Address: 0 Glascoe Street Winston Salem, NC 27107</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 Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3786, Page 3419, Forsyth County Registry.

Submitted electronically by "Orenstein 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.

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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Zameen Estates LLC (a/k/a Zameen Estates, LLC) LLC,
a North Carolina Limited Liability Company

By: Deepakkumar Patel (SEAL)
Deepakkumar Patel, Manager

STATE OF NC
COUNTY OF Forsyth

I, Kami L. Keaton, a Notary Public, certify that Deepakkumar Patel, Manager of Zameen Estates LLC (a/k/a Zameen Estates, LLC) personally came before me this day and acknowledged that he/she is Manager of Zameen Estates LLC (a/k/a Zameen Estates, LLC), a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 20 day of September 2024.

Kami L. Keaton

Official Signature of Notary
Printed or typed name of Notary Kami L. Keaton

My Commission Expires: 10-22-2028



Exhibit "A"
Property of Phillip Gilbert Pahl (unmarried)
0 Glascoe Street

BEING KNOWN AND DESIGNATED as Lot 3, Area: 0.540 Acres, 23,080.83 sqft, as shown on that plat entitled "A Plat Survey Showing a Recombination of Existing Lots 32C, 33 & 110 Block 1719 aka PIN #6844-54-4434, DB 3320 PG 4037 & PIN # 6844-54-4365, DB 2843 PG 719, For Zameen Estates LLC", as recorded in Plat Book 79, at Page 36 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is part of that property described in Deed Book 3786, Page 3419, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-54-4308 on the Forsyth County Tax Maps.