

2024034679 00146

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$860.00

PRESENTED & RECORDED
10/11/2024 03:24:51 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3830
PG: 3069 - 3071

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 860.00

Parcel Identifier: 6854-19-9250.000

Mail/Box to: Grantee: PO BOX 21674 WINSTON-SALEM, NC 27120

This instrument was prepared by: Law Office of Richard R. Foust, P.A. was prepared without title exam or opinion given.

Brief description for the Index: metes and bounds, survey map Edward and Dean Malone dated 9/14/17

THIS DEED made this 9th day of October 2024 by and between

GRANTOR	GRANTEE
<p>SAAEELDIN MOHAMMED AHMED EID <i>unmarried</i> & MOAATH SAAEELDIN EID <i>unmarried</i></p>	<p>INFILL DELICATE LLC <i>a North Carolina Limited Liability Company</i></p>
<p><u>Mailing Address:</u> _____</p>	<p>Mailing Address: PO BOX 21674 WINSTON-SALEM, NC 27120</p>
	<p>Property name: 3023 KERNERSVILLE ROAD WINSTON-SALEM, NC 27107</p>

The designation Grantor and Grantee as used herein shall include said parties, theirs 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 the City of **WINSTON-SALEM**, FORSYTH County, North Carolina and more particularly described as follows:

See Exhibit A attached to and made a part hereof as if fully set forth herein.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3559 Page 2460-2462

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

Submitted electronically by "BELL, DAVIS & PITT, P.A."
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:

RIGHTS OF WAY, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, AND TO AD VALOREM TAXES.

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

Saadeldin Mohamed Eid

(SEAL)

SAAELDIN MOHAMMED AHMED EID

Moaath Eid

(SEAL)

MOAATH SAAEELDIN EID

State of North Carolina

County of Guilford

I, Domonique S. Lee-Amos, a Notary Public of Guilford County and State of NORTH CAROLINA do hereby certify that the following persons who are known to me or proved to me on the basis of satisfactory evidence to be the persons described, each personally appeared before me this day, acknowledging to me that he/she/they voluntarily signed the foregoing instrument for the purpose stated therein and, in the capacity, indicated:

SAAELDIN MOHAMMED AHMED EID, and and MOAATH SAAEELDIN EID

Date: October 9th, 2024

[Signature]

Notary Public

Domonique S. Lee-Amos
Notary's Printed or Typed Name

My commission expires: 11-30-2026

(Official/Notarial Seal)

DOMONIQUE S. LEE-AMOS
NOTARY PUBLIC
Guilford County
North Carolina
My Commission Expires Nov. 30, 2026

EXHIBIT "A"

BEGINNING at an iron stake, the southwest corner of the within-described property, said point being located North 02° 12' 53" East 15.97 feet from an existing iron pipe, the southeast corner of property of SAYI, LLC as described in Deed Book 3336, page 634; running thence with the line of SAYI, LLC North 02° 12' 53" East 148.79 feet to an existing iron pipe, a point in the line of property of Parkview Shopping Center Condominium Association as described in Deed Book 3005, page 2175; running thence with the line of Parkview South 88° 58' 41" East 119.53 feet to a stone; thence North 02° 57' 32" East 162.01 feet to a nail set; thence South 88° 34' 57" East 65.47 feet to an existing iron pipe, being also the southwest corner of the property of Sam C. Ogburn Real Estate Company as described in Deed Book 1647, page 1264; running thence with the line of said Ogburn South 88° 40' 38" East 29.25 feet to an existing iron pipe; thence North 06° 11' 03" East 4.91 feet to a nail set; thence South 88° 52' 40" East 122.02 feet to an existing iron rebar, the northeast corner of the within-described property and the northwest corner of the property of Kyong Sun Flores as described in Deed Book 2715, page 4073; running thence with said Flores' line South 01° 45' 26" East 64.37 feet to an existing iron pipe, the northeast corner of property Vasiliki Rizos as described in Deed Book 1152, page 492; running thence South 85° 04' 27" West 122.70 feet to an existing iron pipe, the northwest corner of property of Bessie Rizos as described in Deed Book 1397, page 149; thence with Bessie Rizos' west line South 02° 08' 43" East 199.87 feet to an existing iron pipe on or near Kernersville Road; running thence South 81° 53' 13" West 240.47 feet to an iron stake, the point and place of the BEGINNING. Consisting of 1.27 acres, more or less, and being previously known as PINs 6854-19-9262, 6854-29-0384 and 6854-19-8154 on the Tax Maps of Forsyth County, North Carolina. All as shown on a survey entitled "Map for Edward and Dean Malone" dated 9/14/2017 by Allied Land Surveying Co., P.A., bearing Job No. 12-029.

Property Address:

3023 KERNERSVILLE ROAD
WINSTON-SALEM, NC 27107

Tax Parcel # 6854-19-9250.000