

2024043559 00181

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$324.00

PRESENTED & RECORDED
 12/23/2024 03:41:21 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3842
PG: 865 - 866

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 324.00

Parcel Identifier No.: 6818-00-1206 (Tax Lot 003, Tax Block 3461)

Mail tax bills to Grantee: 5504 Winona Street, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: New Lot 1, map of Winona Street

THIS DEED made this 17th day of December, 2024 by and between,

GRANTOR ZAMEEN ESTATES LLC a North Carolina limited liability company Mailing Address: 130 Stanley Farm Road, Kernersville, NC 27284	GRANTEE JOHN H. VIRGO (unmarried) Mailing Address: 5504 Winona Street, Winston-Salem, NC 27106
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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:

Being known and designated as New Lot 1, containing 0.228 acre, more or less, as shown on the map of 5504 WINONA STREET, as recorded in Plat Book 80, Page 18, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with a permanent, non-exclusive easement for access, egress and regress over the existing driveway located adjacent to the western line of New Lot 1 as described above, which driveway is more particularly shown on the map recorded in Plat Book 80, Page 18, Forsyth County Registry, reference to which is hereby made for a more particular description.

Property Address: 5504 Winona Street, Winston-Salem, NC 27106

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3813, Page 3641, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 80, Page 18.

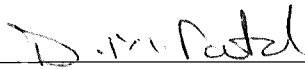
Submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

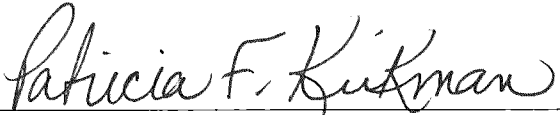
Zameen Estates LLC
a North Carolina limited liability company

By: 
Deepakkumar Patel, Manager

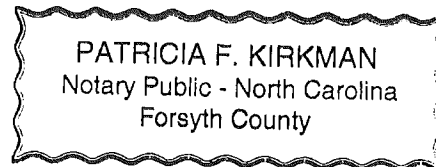
State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Deepakkumar Patel of Zameen Estates LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

Date: 12/17/24


Notary Public

Patricia F. Kirkman
printed or typed name of notary public



My Commission Expires: 5/29/29