

2025002790 00101

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$530.00  
PRESENTED & RECORDED  
01/29/2025 02:59:24 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
BK: RE 3846  
PG: 1600 - 1601

NORTH CAROLINA GENERAL WARRANTY DEED

|                                  |  |
|----------------------------------|--|
| Excise Tax:                      | \$530.00   |
| Parcel ID:                       | 6836-34-1409.000   |
| Mail Box to:                     | Law Office of Richard R. Foust, PA, 204 Muirs Chapel Rd, Ste 102, Greensboro, NC 27410   |
| Prepared by:                     | <i>"This instrument was prepared by: Law Office of Richard R. Foust, PA , 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."</i> |
| Brief description for the index: | LOT 5 AND 6 BLOCK A, MAP OF GREENWAY PLACE, PB 4, PG 73.   |

THIS GENERAL WARRANTY DEED ("Deed") is made on the 29TH day of JANUARY, 2025, by and between:

| GRANTOR  | GRANTEE  |
|--|--|
| YSJ PROPERTY L.P, FKA YSJ PROPERTY, INC.a North Carolina Limited Partnership | N&A INVESTEMENTS. LLC a North Carolina Limited Liability Company             |
| <u>MAILING ADDRESS:</u><br>220 Nanzetta Way<br>Lewisville, NC 27023          | <u>MAILING ADDRESS</u><br>240 Mallard Landing Blvd.<br>Clemmons, NC 27012    |
|  | <u>PROPERTY ADDRESS:</u><br>2330 N. Patterson Ave<br>Winston-Salem, NC 27105 |

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

BEING LOTS 5 & 6, BLOCK A, SHOWN ON THE MAP OF GREENWAY PLACE, PLAT BOOK 4, PAGE 73, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2939 Page 1789-1791.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 4 Page 73.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Name: \_\_\_\_\_  
Name: \_\_\_\_\_  
Name: \_\_\_\_\_  
Name: \_\_\_\_\_

YSJ PROPERTY L.P, FKA YSJ PROPERTY, INC.  
Entity Name

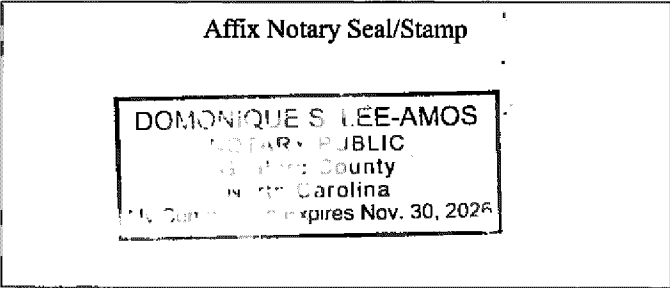
By: \_\_\_\_\_  
Name: Jae Suk Park  
Title: Partner

By: \_\_\_\_\_  
Name: You Suk Jung  
Title: Partner

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, DOMONIQUE S. LEE-AMOS a Notary Public, in and for the State and County aforesaid, do hereby certify that Jae Suk Park as Partner and You Suk Jung as Partner of YSJ PROPERTY L.P, FKA YSJ PROPERTY, INC. personally appeared before me and being duly sworn says that he or she is a duly authorized agent of said above named corporation and as such has the authority to act in and for said corporation. I, (i) have personal knowledge of the identify of the above named authorized agent, or (ii) I have seen satisfactory evidence of the authorized agent’s identity, by current state or federal identification with the authorized agent’s photograph in the form of a DRIVER’S LICENSE Or (iii) a credible witness has sworn to before me the identity of the authorized agent, and that he or she signed the foregoing or annexed instrument on behalf of said corporation in the capacity so herein stated and acknowledge the said writing to be the act and deed of said corporation herein stated.

Witness my hand and official seal or stamp, this 29<sup>th</sup> day of January in the year 2025.



\_\_\_\_\_  
Notary Public (Official Signature)  
My commission expires: 11.30.2026