

2025002983 00001

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$250.00

PRESENTED & RECORDED

01/31/2025 08:03:18 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3846

PG: 2773 - 2776

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$250.00

Parcel Identifier No. 6844-10-4678.000 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615Brief description for the Index: LOT 127,THIS DEED made this 22nd day of January, 2025, by and between**GRANTOR**

Eran Barzilay, and spouse
 Rotem Barzilay
 1036 Nancy Lane
 Winston-Salem, NC 27107

GRANTEE

MCDC Consultants LLC
 5540 Centerview Dr Ste 204 PMB 34764
 Raleigh, NC 27606-8012

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3671 page 1473.
 All or a portion of the property herein conveyed ____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 14 page 23.

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:

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

(Entity Name)

Print/Type Name: ERAN BARZILAY

(SEAL)

By: _____

Print/Type Name: ROTEM BARZILAY

(SEAL)

Print/Type Name & Title: _____

By: _____

Print/Type Name: _____

(SEAL)

Print/Type Name & Title: _____

By: _____

Print/Type Name: _____

(SEAL)

Print/Type Name & Title: _____

State of Israel - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that ERAN BARZILAY and ROTEM BARZILAY personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 22 day of January, 20 25.

22. 01. 2025

My Commission Expires: 31/12/2025
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 24th day of _____, 20 ____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 ____.

My Commission Expires: _____
(Affix Seal)

Notary Public
Notary's Printed or Typed Name

Serial No. 16/24

Form No. 1

מספר סידורי 16/24

טופס מס' 1

**AUTHENTICATION OF
SIGNATURE****אימות חתימה**

I, the undersigned, DAN LAVIE
PARTUSH Notary holding license no.
220429 hereby certify that on January 22,
2025 appeared before me at my offices
located at 40 Aatzmaout St. Yehud-
Monoson (Israel):

אני החתום מטה עו"ד דן לביא פרטוש, נוטריון
בעל רישיון מספר 220429 מאשר כי ביום
22.01.2025 ניצבו לפני במשרדי בכתובת דרך
העצמאות 40 יהוד-מונוסון (ישראל):

Mr. ERAN BARZILAY whose
identity has been proven to me by
Israeli Passport no. 31978167 Israeli ID
number 300830296, issued on
30.01.2018, date of expiry 29.01.2028;

מר ערן ברזילי שזהותו הוכחה לי על פי דרכון
ישראלי מספר 31978167, אשר בו מס' זהות
ישראלי 300830296, שהונפק ביום
30.01.2018 ותוקפו עד יום 29.01.2028 ;

Ms. ROTEM BARZILAY whose
identity has been proven to me by
Israeli Passport no. 34930817, Israeli
ID number 201208048, issued on
14.06.2021, date of expiry 13.06.2031;

וגב' רותם ברזילי שזהותה הוכחה לי על פי
דרכון ישראלי מספר 34930817, אשר בו מס'
זהות ישראלי 201208048, שהונפק ביום
14.06.2021 ותוקפו עד יום 13.06.2031 ;

and I am convinced that the people
standing before me understood fully the
significance of the action written in
English and voluntarily signed in front of
me on the attached document marked
with the number "1".

ושוכנעתי כי הניצבים בפני הבינו הבנה מלאה
את האמור במסמך הערוך בשפה האנגלית
המצ"ב המסומן כנספח "1" וזאת לאחר
שהוסבר להם, והם חתמו עליו מרצונם
החופשי בפני.

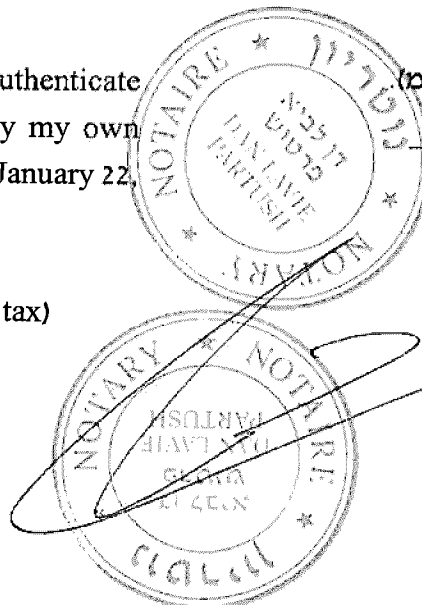
לראיה אני מאמת את חתימתם של הניצבים
הנ"ל בחתימת ידי ובחותמי, היום
22.01.2025

In witness whereof, I hereby authenticate
the signature of the above by my own
signature and seal on this day January 22,
2025.

שכר נוטריון 316 ₪ (כולל מע"מ)

Notary fee 316 NIS (including tax)

Signature & Notary's seal



חתימת הנוטריון

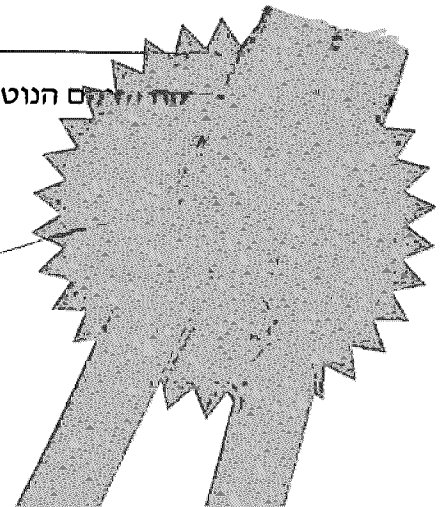


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 127 as shown on the Map of Easton as recorded in Plat Book 14 at Page 23(4) in the Office of Register of Deeds of Forsyth County, North Carolina.

Being that same property conveyed to James A. Joy and wife, Anne B. Joy by deed recorded in Deed Book 2453, Page 3794, Forsyth County Registry.

Property Address: 1036 Nancy Lane, Winston-Salem, NC 27107
Pin: 6844-10-4678.00

