

**2025007094 00111**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$320.00**

PRESENTED & RECORDED  
 03/06/2025 01:51:05 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3851**  
**PG: 3324 - 3325**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$320.00

Parcel Identifier No. 6865-71-6395.000 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee: 1761 Woodstone Drive, Winston-Salem, NC 27127

This instrument was prepared by: Donato Law, PC, 2016-A New Garden Road, Greensboro, NC 27410

Brief description for the Index: LOT 64, SEC 3, Sedge Lake Garden

THIS DEED made this 6th day of March, 2025, by and between

GRANTOR

Now Investment Inc.  
 a North Carolina Corporation  
 Mailing Address:  
 4421 Piedmont Trace Drive  
 Greensboro, NC 27409

GRANTEE

Ambition Investment, Inc.  
 a North Carolina Corporation  
 Property Address:  
 5130 Toucan Lane  
 Kernersville, NC 27284

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 Kernersville, Winston-Salem Township, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 64 as shown on the map of SEDGE LAKE GARDEN, SECTION THREE, as recorded In Plat Book 36, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

Submitted electronically by "Donato Law, PC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3332 page 3355.  
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 36 page 29.

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:

All easements, rights-of-way, and restrictions of record or visible upon the described property, and to 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.

By: Now Investment Inc. (Entity Name) (SEAL)  
Print/Type Name: \_\_\_\_\_  
By: Jingxue Lin PRESIDENT (SEAL)  
Print/Type Name & Title: Jingxue Lin PRESIDENT Print/Type Name: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

State of \_\_\_\_\_ - County or City of \_\_\_\_\_  
I, the undersigned Notary Public of the County or City of \_\_\_\_\_ 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 \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) 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 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 \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_ Notary Public  
(Affix Seal) Notary's Printed or Typed Name

State of North Carolina - County or City of Guilford  
I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that  
Jingxue Lin PRESIDENT personally came before me this day and acknowledged that  
She is the PRESIDENT of Now Investment Inc., 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, she signed the foregoing instrument in its name on its  
behalf as its act and deed. Witness my hand and Notarial stamp or seal this 6th day of March, 2025.

My Commission Expires: March 25, 2028 Notary Public  
(Affix Seal) Anthony P. Donato Notary's Printed or Typed Name