

**2025009574 00182**

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

PRESENTED & RECORDED  
 03/26/2025 04:26:00 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3854**  
**PG: 3642 - 3643**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$320.00

Parcel Identifier No. 6857-77-1164.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: Grantee at: 4875 Parnell Ridge Dr, Walkertown, NC 27051

**This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.**

Brief description: Lot 1, Krushna Abodes, LLC, PB 70, PG 168, Forsyth County, North Carolina

THIS DEED made this 17 day of MARCH, 2025, by and between

GRANTOR	GRANTEE
<b>P &amp; P OF ASHEBORO, LLC,</b> <b>a North Carolina Limited Liability</b> <b>Company</b>	<b>ADDISON B. COE-ECHERD,</b> <b>unmarried</b>
MAILING ADDRESS:	PROPERTY ADDRESS:
<u><b>888 NEWBERN AVENUE</b></u> <u><b>ASHEBORO, NC 27284</b></u>	<u><b>4875 PARNELL RIDGE DRIVE</b></u> <u><b>WALKERTOWN, NC 27051</b></u>
PROPERTY ADDRESS IS ____ IS NOT <u>X</u> ____ GRANTOR'S PRIMARY RESIDENCE	

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 "Lot One" (0.463 acre) as shown on the plat of Krushna Abodes, LLC, as recorded in Plat Book 70, at Page 168, Forsyth County Registry, reference to which plat is hereby made for a more particular description**

Submitted electronically by "Heather Kiger Law PLLC"  
 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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2025 and subsequent years.

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

**P & P OF ASHEBORO, LLC**

Deepak Patel (SEAL)

**BY: DEEPAKKUMAR MOTIBHAI PATEL**

**ITS: MEMBER/MANAGER**

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State of North Carolina  
County of Forsyth

I, DAVID CUMMINGS, the undersigned Notary Public of County and State aforesaid, certify that **DEEPAKKUMAR MOTIBHAI PATEL** who is known to me and being by me duly sworn says that he is **MEMBER/MANAGER** of **P & P OF ASHEBORO, LLC**, a North Carolina Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company.

WITNESS my hand and official stamp or seal, this 17 day of March, 2025.

My commission expires: 07/28/2027

[Signature]  
Notary Public

SEAL

David Cummings NOTARY PUBLIC Forsyth County, NC My Commission Expires July 28, 2027
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