

**2025011495 00063**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$80.00**

PRESENTED &amp; RECORDED

04/10/2025 11:34:10 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3857****PG: 1526 - 1528**Mail deed and tax bills to Grantee: **3746 S. Main Street, Winston-Salem, NC 27127**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney  
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax  
 collector upon disbursement of closing proceeds.  
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: \$80.00

Brief description: **Lots 2, 3 and part of Lot 1, Oak Forest**

## GENERAL WARRANTY DEED

THIS DEED made this 10<sup>th</sup> day of April, 2025, by and between:

## GRANTOR:

**AHMAD DEEB**  
**and wife,**  
**SIHAM RAHHAL**

Grantor address:  
 3620 Willow Ridge Lane  
 Winston-Salem, NC 27105

## GRANTEE:

**EDGAR ALAN LOPEZ ARIZMENDI**  
**and wife,**  
**ELIZABETH MARTHA SAMANIEGO-HERRERA**

Grantee address:  
 3746 S. Main Street  
 Winston-Salem, NC 27127

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

## 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:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **3746 S. Main Street, Winston-Salem, NC 27127**

Submitted electronically by "Thomas and Bennett"  
 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 except for the following exceptions:

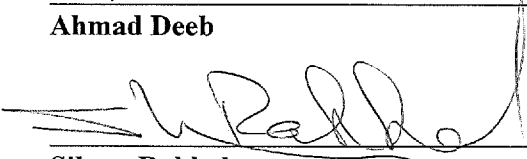
Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.



Ahmad Deeb

(Seal)



Siham Rahhal

(Seal)

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**Ahmad Deeb and Siham Rahhal**

April 10, 2025

Place notary seal below this line:



Notary Public – Kimberly W. Hernandez

KIMBERLY W. HERNANDEZ  
Notary Public - North Carolina  
Forsyth County

My Commission Expires: July 25, 2025

**EXHIBIT A**

**Edgar Alan Lopez Arizmendi and wife, Elizabeth Martha Samaniego-Herrera**  
**Lots 2, 3 and part of Lot 1, Oak Forest**  
**3746 South Main Street**

**Property Description:**

Beginning at an iron stake in the Western right of way line of S. Main Street, said point being the Northeastern corner of Lot #3 on the Map hereinafter described; thence running with said right of way line S 28° 52' W 73' to an iron stake; thence running S 88° 22' W 256.36' to an iron stake in the Eastern margin of a 30' alley' thence running with said alley N 02° 21' W 88.80' to an iron stake in the Eastern margin of said alley, the Northwest corner of Lot #3; thence running with the North line of Lot #3, S 86° 36' E 295.66' to the point and place of Beginning and being all of Lots 2 and 3 and part of Lot #1, on the Map of OAK FOREST Revised, as recorded in Plat Book 7 at page 1, in the Forsyth County Registry; also being Lots 1-B, 2 and 3, Block 1324 on the Forsyth County Tax Map, and also being the same property as shown on a map entitled property of "Phillip R. George and wife, Ann C. George" dated 5/21/84 prepared by Joseph E. Franklin, said map incorporated herein by reference.

This is the same property as described in Book 3381, Page 3917, Forsyth County Registry and is designated as Tax PIN 6833-37-3073.000 (Block 1324, Lots 001B, 002 and 003) on the Forsyth County tax maps. (This property contains approximately **0.47 acres** according to Forsyth County tax maps)