

2025012220 00136

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$640.00

PRESENTED & RECORDED
 04/15/2025 04:24:47 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3858
PG: 941 - 944

Mail deed and tax bills to Grantee: **1729 Abbottsford Drive, Kernersville, NC 27284**

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.

Excise Tax: **\$640.00**

Brief description: 0.953 acres along N. Main Street, Kernersville

GENERAL WARRANTY DEED

THIS DEED made this 15th day of April, 2025, by and between:

GRANTOR:	GRANTEE:
ABDELLMELK PROPERTIES, LLC, a North Carolina limited liability company	RNT3478 HOLDINGS, LLC, a North Carolina limited liability company
Grantor address: c/o Nabil Abdellmelk 5107 Ivystone Lane Winston-Salem, NC 27104	Grantee address: 1729 Abbottsford Drive Kernersville, NC 27284

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** and **Exhibit B** which is hereby incorporated by reference.

Property Address: **645/649 N. Main Street, Kernersville, NC 27284**

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.

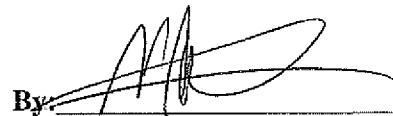
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Abdellmelk Properties, LLC, a North Carolina limited liability company

By: 

(Seal)

Nabil Abdellmelk, Member/Manager

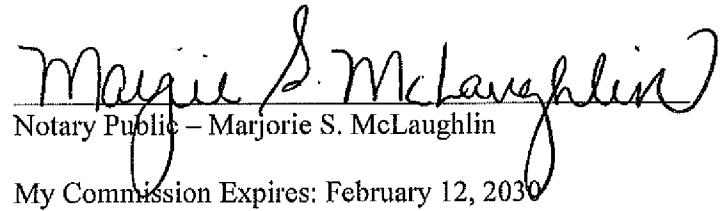
North Carolina, Forsyth County

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:

Nabil Abdellmelk

April 15, 2025

Place notary seal below this line:


Notary Public – Marjorie S. McLaughlin

My Commission Expires: February 12, 2030

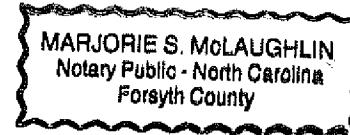


EXHIBIT A

RNT3478 Holdings, LLC
0.953 acres along N. Main Street, Kernersville
645/649 N. Main Street

Property Description:

Beginning at an existing iron rod (5/8") along the west right of way line of Oak Street (N.A.D. 83 (2011) Grid Coordinates: N = 867,519.97'; E = 1,686,227.36') marking the northeast corner of this property which is also the northeast corner of the Abdellmelk Properties, LLC property (Book 3661, Page 2514 (Parcel Two), Forsyth County Registry; Tax PIN 6886-67-1379.000) and the southeast corner of the Tucker J. Engler property (Book 3760, Page 4138, Forsyth County Registry; Tax PIN 6886-67-1549.000); thence from said beginning point along the west right of way line of Oak Street, South 00° 35' 45" West 241.30 feet (crossing a new iron pipe (3/4") at 228.50 feet and designated as N.A.D. 83 (2011); Grid Coordinates: N = 867,291.49'; E = 1,686,224.98') to a point within North Main Street (aka N.C. Highway 150 and aka Oak Ridge Road) marking the southeast corner of this property; thence along a line within the right of way of North Main Street the following two (2) courses and distances: (1) South 69° 14' 42" West 71.61 feet to a point; (2) thence South 72° 35' 33" West 91.49 feet to a point marking the southwest corner of this property; thence North 00° 34' 03" East 296.14 feet (crossing a new iron pipe (3/4") at 11.95 feet and a new iron pipe (3/4") at 281.14 feet) to a point on a Yard Inlet marking the northwest corner of this property; thence South 89° 13' 17" East 153.86 feet (crossing an existing iron rod (5/8") at 15.00 feet) to an existing iron rod (5/8") marking the point and place of beginning and containing **0.953 acres (41,518 square feet)**, more or less. This description is in accordance with the survey prepared by Triad Land Surveying, P.C. (Barry I. Callahan, PLS) entitled "Map for Trask Automotive", dated April 1, 2025 and designated as Job No. 25038-3. (Note: Approximately 0.048 acres of this property lies within the right of way of North Main Street and 0.905 acres of this property lies outside of the right of way of North Main Street.

The above described property is also known and designated as Lots 1, 2, 3 and a portion of a street in the Ingram Subdivision as recorded in Plat Book 10, Page 113, Forsyth County Registry.

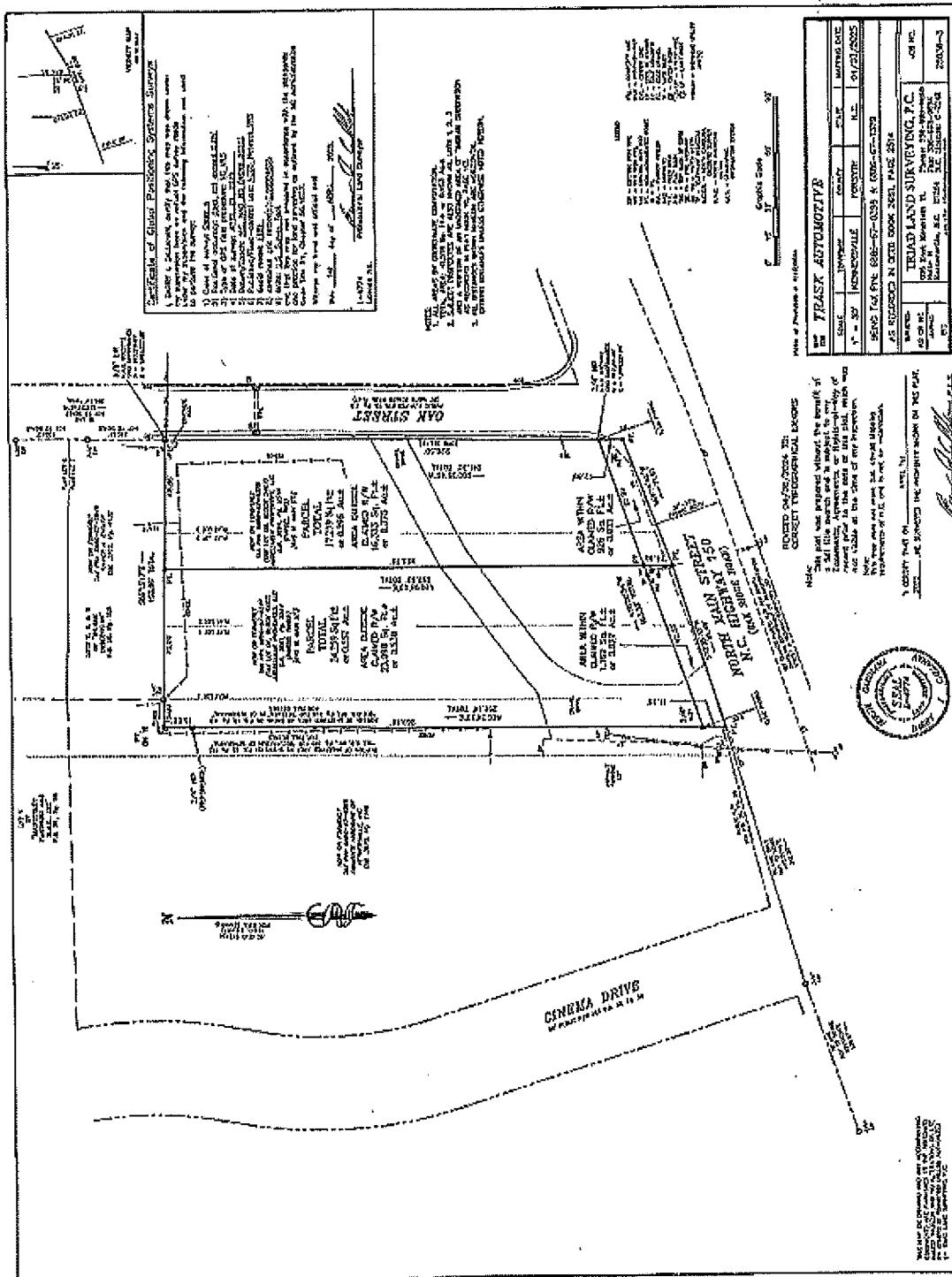
There is also conveyed herewith that property described in the deeds recorded in Book 3357, Page 848; Book 3357, Page 853 and as Parcel Two and Parcel Three in the deed recorded in Book 3661, Page 2514, Forsyth County Registry.

This is the same property as described in Book 3661, Page 2514 (Parcel 2 and 3), Forsyth County Registry and is designated as Tax PIN 6886-67-1379.000 (Block 5407, Lots 003, 044) and Tax PIN 6886-67-0398.000 (Block 5407, Lots 001, 043, 102) on the Forsyth County tax maps.

A copy of the survey referenced herein is attached hereto as **Exhibit B** and incorporated herein by reference.

EXHIBIT B

RNT3478 Holdings, LLC
0.953 acres along N. Main Street, Kernersville
645/649 N. Main Street



** This map may not be a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations and has not been reviewed for compliance with recording requirements for plat. **