

2025012862 00234

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$472.00

PRESENTED & RECORDED
 04/21/2025 04:40:00 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3859
PG: 273 - 276

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$472.00

Parcel Identifier No. 6845-26-6830.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: PT Lot 21, Masten Park, Sect. 2, PB 7, PG 41

THIS DEED made the 21 day of April, 2025, by and between

GRANTOR	GRANTEE
LK Property Holdings, LLC <i>a Florida Limited Liability Company</i>	Carter Robert Nielson and spouse, Divine Dill Nielson
Grantor Address: 1721 Eagle View Dr Kernersville, NC 27284	Property Address: 2641 Belews Creek Road Northeast Winston-Salem, NC 27101

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [☒] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3835, Page 3597, Forsyth County Registry.

submitted electronically by "Orenstein 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 easements, rights of way, and other restrictions of record.

(signatures to follow)

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

LK Property Holdings, LLC, a Florida Limited Liability Company

By: [Signature] (SEAL)
Robert J. Sarduy, Manager

STATE OF NC
COUNTY OF Forsyth

I, Whitney M. Barker, a Notary Public, certify that Robert J. Sarduy, Manager of LK Property Holdings, LLC personally came before me this day and acknowledged that he/she is Manager of LK Property Holdings, LLC, a Limited Liability Company, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 21 day of April, 2025.

[Signature]
Official Signature of Notary

Printed or typed name of Notary Whitney M. Barker

My Commission Expires: Feb. 17, 2030

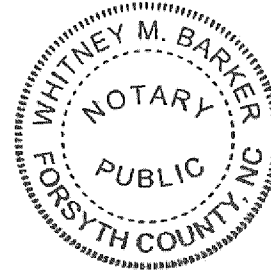


Exhibit "A"**Property of Carter Robert Nielson and spouse, Divine Dill Nielson
2641 Belews Creek Road Northeast**

BEING KNOWN as a portion of Lot 21, Masten Park, Section 2, as shown in Plat Book 7, Page 41, Forsyth County Registry (F.C.R.), and also as a portion of that tract of land described in Deed Book 1259, Page 550, F.C.R., and being further described in a metes and bounds description as follows:

BEGINNING at an iron in the eastern right-of-way of Belews Creek Road, said point being the southwest corner of Lot 21, Masten Park, Section 2, as shown in Plat Book 7, Page 41, F.C.R., and also being located N 30° 36' 40" E 131.22 feet from a metal pole placed in concrete in the northern right-of-way of Interstate 40; thence running N 35° 05' E 34.75 feet to an iron in the eastern right-of-way of Belews Creek Road, thence S 60° 03' 29" E 65.43 feet to a point; thence N 86° 50' 51" W 76.79 feet to the point and place of BEGINNING, being a triangular tract of land and containing approximately 1,1323 square feet, as shown on a survey prepared by Daniel Walter Donathan, Map No. 1-39428, dated March 13, 2000.

The subject property is the same as that property described in Deed Book 3835, Page 3597, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6845-26-6830.000 on the Forsyth County Tax Maps.