

**2025013147 00073**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1000.00**

PRESENTED & RECORDED  
 04/23/2025 01:00:01 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3859**

**PG: 1727 - 1729**

### NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$1000,00
Parcel ID:	6971-61-5431.000
Mail/Box to:	Grantee: 3911 Brass Cannon Ct., Greensboro, NC 27410
Prepared by:	<u>This instrument was prepared by: Law Office of Richard R. Foust, P.A. was prepared "without title exam or opinion given."</u>
Brief description for the index:	Metes and Bounds

THIS GENERAL WARRANTY DEED ("Deed") is made on the 23<sup>rd</sup> day of April, 20 25, by and between:

GRANTOR	GRANTEE
Pinakin Prafulchandra Talati aka Talati Pinakin and spouse Nirali Pinakin Talati	Jay Bajrangbali LLC, a North Carolina Limited Liability Company
<u>MAILING ADDRESS:</u> 8501 Julina Drive Oak Ridge, NC 27310	<u>MAILING ADDRESS:</u> 3911 Brass Cannon Ct, Greensboro, NC 27410
	<u>PROPERTY ADDRESS</u> 7296 NC Highway 65 Belews Creek, NC 27009

*Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.*

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Belews Creek, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**See Exhibit A attached to and made a part hereof as if fully set forth herein.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3576 Page 3621.

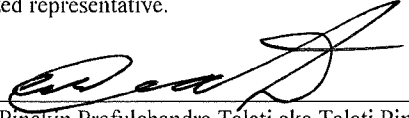
All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book \_\_\_\_\_ Page \_\_\_\_\_.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

SEE EXCEPTIONS EXHIBIT "B" ATTACHED HERETO.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

  
Name: Pinakin Prafulchandra Talati aka Talati Pinakin

  
Name: Nirali Pinakin Talati

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Entity Name \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

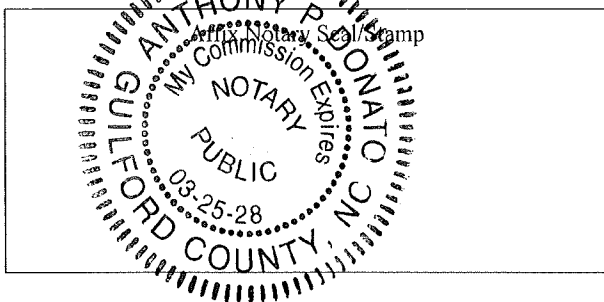
Name: \_\_\_\_\_


Title: \_\_\_\_\_

STATE OF NORTH CAROLINA, COUNTY OF GUILFORD

I, Anthony P. Donato, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 29<sup>th</sup> day of April, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Pinakin Prafulchandra Talati aka Talati Pinakin and Nirali Pinakin Talati



  
Notary Public (Official Signature) Anthony P. Donato  
My commission expires: 3/25/28

## EXHIBIT "A" LEGAL DESCRIPTION

BEGINNING at a placed iron stake in the right of way of Pine Hall Road (beginning point being approximately 133 feet from the South right of way of N. C. Highway No. 65 and being in the Southeast corner of the Carl White land - Deed Book 1183, page 857), running South 22° 55' West 44.70 feet to a new iron; thence leaving the right of way and running North 49° 13' 30" West 167.13 feet to a new iron; thence North 54° 54' 30" West 139.32 feet to a found flat iron in the Southwest corner of the V. L. DeHart land (Book 1299, Page 1417) thence South 71° 28' East 144.72 feet to a found iron pipe (a common corner of DeHart and the Grantees herein; thence South 39° 14' East 93.70 feet to a placed iron; thence South 64° 23' East 68.20 feet to the point of BEGINNING and containing .1908 acres.

This description taken from the survey plat of Richard Howard Surveying on 10-3-84. This is a part of the land described in Deed Book 511, page 103, Forsyth County Registry.

BEGINNING at an iron stake in the South right-of-way line of N. C. Highway No. 65 and the West right of way line of Old N. C. Highway No. 77, and runs thence with the West right-of-way line of Old Highway No. 77, S. 21° 00' West 100.9 to an iron stake, O. E. Hand's new corner; thence on a new line, the three following courses and distances, N. 64° 23' West 65.1 feet, N. 30° 47' West 30.9 feet, N. 16° 02' East 102.7 to an iron stake in the South right-of-way line of N. C. Highway No. 65, thence with said right-of-way line South 30° 21' East 120.0 feet to the BEGINNING.

BEGINNING at an iron stake Eugene Kenneth McGee old South east corner in the west margin of old N. C. Highway No. 77 and runs thence with the west margin of said Highway South 21° 02' West 9.0 feet to an iron stake a new corner with said Oscar E. Hand; thence on new line with said Hand, the two following calls North 64° 23' West 68.2 feet, and North 39° 14' North 93.7 feet to an iron stake; thence with the lines of said McGee, the following three calls South 63° 20' East 45.0 feet, South 30° 47' East 30.9 feet and South 64° 23' East 65.1 feet to the BEGINNING. Containing .03 of an acre, more or less.

BEGINNING at an iron stake in the southwest margin of Highway No. 65, Eugene Kenneth McGee's old northwest corner and runs thence with the old west line of said McGee corner South 16° 02' West 102.7 feet to an iron stake; thence with the line of Oscar E. Hand North 63° 20' West 30 feet to an iron stake; thence on another new line with said Hand line North 16° 50' East 109.8 feet to an iron stake in the southwest margin of Highway No. 65, thence with the southwest margin of said highway South 30° 21' East 30 feet to the BEGINNING, containing .04 of an acre, more or less.

BEGINNING at an iron stake in the Southwest margin of Highway No. 65, Eugene Kenneth McGee old Northwest corner and runs thence with the old West line of said McGee corner, South 16° 02' West 102.7 feet to an iron stake; thence with the line of Oscar E. Hand North 63° 20' W. 45 feet to an iron stake; thence on another new line with said Hand line North 17° 14' E. 114.1 feet to an iron stake in the Southwest margin of said highway N. 50° 21' E. 45 feet to the place of BEGINNING, containing .11 of an acre, more or less.