

2025019208 00179

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$427.00

PRESENTED & RECORDED
 06/05/2025 04:27:46 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3867
PG: 2291 - 2293

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$427.00

Parcel Identifier No. 6834-32-2731.000

Title Insurance Company: BCHH, Inc.

Mail/Box to: ARMM Asset Company 2, LLC, a Delaware Limited Liability Company, 5001 Plaza on the Lake, Suite 200, Austin, TX

This instrument was prepared by: Hankin & Pack PLLC - NC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: METES AND BOUNDS - 2834 EDWARDS STREET

THIS DEED made this 4th of June, 2025, by and between

GRANTOR	GRANTEE
<p>Muhammad S. Huda, a single man</p> <p><i>Mailing Address:</i> 4403 Gower Court High Point, NC 27265</p>	<p>ARMM Asset Company 2, LLC, a Delaware Limited Liability Company</p> <p><i>Mailing Address:</i> 5001 Plaza on the Lake, Suite 200 Austin, TX 78746</p> <p><i>Property Address:</i> 2834 Edwards Street Winston-Salem, NC 27127</p>

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 (\$213,500.00) 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 or condominium unit situated in the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "Hankin & Pack, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Lying and being in the Winston Township of Forsyth County North Carolina. Commencing from an iron found at the Western Right of way of Edward Street and at the Southeast corner of Tax Lot 98 of Block 1609 and the Northeast corner of Tax Lot 97 of Tax Block 1609, said iron being located as the point of Commencement. Thence from said point of Commencement with the Western right of way of said Edward Street N. 23° 47' 21" W 133.52' to an iron placed, said iron placed being located as the point and place of Beginning.

Thence from said point of Beginning and crossing Tax Lot 99 of Tax Block 1609 S 66° 08' 25" W 110.73' to an iron placed, said iron being located on the property known as Tax lot 99 of Tax Block 1609; thence continuing across the property known as Tax Lot 99 of Tax Block 1609 S 66° 08' 36" W 40.00' to an iron placed, said iron being located in a common line of Tax Block 99 of Tax Block 1609 and Tax Lot 19 of Tax Block 6157; thence N 23° 42' 29" W 67.01' to an iron found, said iron found being located as a common corner of Tax Lot 99 of Tax Block 1609 and Tax Lot 35 of Tax Block 1609; said iron found to be located in a property line of Tax Lot 19 of Tax Block 6157; thence N 66° 14' 12" E 30.00'; to an iron placed, said iron placed being located in common line of Tax Lot 35 of Tax Block 1609 and Tax Lot 99 of Tax Block 1609; thence N 66° 14' 12" E 120.64' to an iron found, said iron found being located at the Western Right of Way of said Edward Street, said iron being a common corner of Tax Lot 35 of Tax Block 1609 and Tax Lot 99 of Tax Block 1609, thence S 23° 47' 21" E 66.76' to an iron placed, said iron placed being located as the point and place of Beginning.

This property being located as a portion of Tax Lot 99 of Tax Block 1690 and was found to contain 10,079 square (0.2315 acres) calculated by the coordinate method. This legal description is based upon a map produced by Kale Engineering titled "Boundary Survey for Habitat for Humanity" dated 3/04/02, revised 3/15/022 and 5/06/02, and a job number of 2002015. This new lot being labeled as Lot "G" on this map.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3809 Page 2643 (Also see Book 3455 at Page 2214).

All or a portion of the property herein conveyed includes or xx does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book NA, Page NA.

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:

Easements, Restrictions and Right of Way of Record.
(Ad Valorem Taxes for Current Year

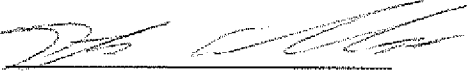
IN WITNESS WHEREOF, the Grantor has duly executed as of the day and year first above written.

Muhammad S. Huda

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, PATRICK COLLINS, Notary Public, do hereby certify that Muhammad S. Huda personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 4th day of June, 2025.



Official Signature of Notary

My Commission Expires: 2-2-2030

