

**2025026100 00082**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$29.00**

PRESENTED & RECORDED  
 07/29/2025 12:36:21 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3876**  
**PG: 2686 - 2688**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$29.00
Parcel ID:	6827-38-8697
Mail/Box to:	Alvin Freeman, 3828 Campbell Ave, Indianapolis, IN 46226
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lots 13 & 14 Block 3 Section 1 Washington Park Plat Book 4 Page 185 Winston Township

THIS GENERAL WARRANTY DEED ("Deed") is made on the 28 day of July, 20 25, by and between:

GRANTOR	GRANTEE
Surpass Advisory Services LLC dba Surpass Real Estate LLC a New Jersey LLC 485 Speedwell Avenue Unit 6 Morris Plains, NJ 07950	Alvin Freeman III 3828 Campbell Ave Indianapolis, IN 46226

***Property Address: 0 Wilkes Drive, Winston-Salem, NC 27106***

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 Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3837 Page 1143.

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 4 Page 185.

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:

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

Submitted electronically by "Schell Law Office, PA"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Surpass Advisory Services LLC dba Surpass Real Estate LLC a  
New Jersey LLC

Entity Name

By: Reza Asgari

Name: Reza Asgari

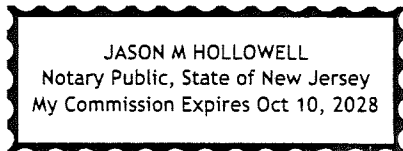
Title: Sole Member

STATE OF NEW JERSEY, COUNTY OF MORRIS

I, JASON HOLLOWELL, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 28 day of JULY, 20 25 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Reza Asgari as Sole Member of Surpass Advisory Services LLC dba Surpass Real Estate LLC a New Jersey LLC

Affix Notary Seal/Stamp



[Signature]  
 Notary Public (Official Signature)  
 My commission expires: 10/10/2028

## EXHIBIT "A"

Property Address: 0 Wilkes Drive, Winston-Salem, NC 27106  
Tax ID: 6827-38-8697 / Block 2294 Lot 013

TRACT I: BEGINNING at a stake in the western line of Wilkes Drive (formerly Washington Drive), the northeast corner of Lot No. 12 on Map hereinafter referred to; thence with the northern line of Lot No. 12 in westerly direction 125 feet to the northwest corner of Lot No. 12; thence in a northerly direction 50 feet to a stake, the southwest corner of Lot No. 15, thence in an easterly direction with the southern line of Lot No. 15, 125 feet to a stake in the western line of Wilkes Drive (formerly Washington Drive), the southeast corner of Lot No. 15; thence in southerly direction with the western line of Wilkes Drive (formerly Washington Drive), 50 feet to the place of Beginning. Being known and designated as Lots Nos. 13 and 14, Block 3, Washington Park, Section 1, which is recorded in Plat Book 4, Page 185, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more definite description.