

2025026486 00056

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$178.00

PRESENTED & RECORDED
 07/31/2025 10:56:05 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3877**PG: 689 - 691**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$ 178.00**

Parcel Identifier No. _____ Verified by: _____ County on the ____ day of
 _____ 20 ____

By: _____

Mail/Box To: Grantee

This instrument prepared by: KENNETH S. LUCAS, JR., a licensed North Carolina Attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of the
 closing proceeds.

Brief description for the Index: **1311 Verdun Street**

THIS DEED made this 24 day of July 2025 by and between

Grantor

Grantee

Offer Out, LLC
 316 Keating Drive
 Winston-Salem, NC 27104

Afag Rizayeva
 1311 Verdun Street
 Winston-Salem, NC 27107

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g.
 corporation or partnership.

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 attached Exhibit A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3859, Page 2420.

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

TO HAVE AND TO HOLD 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:

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

Offer Out LLC

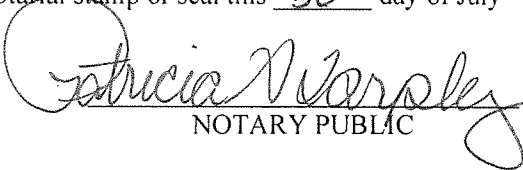
By: 

Title: President

STATE OF NC - COUNTY OF Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Qendrim Marku personally came before me this day and acknowledged that he is the Principal of Offer Out LLC, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal this 30 day of July 2025.

My Commission Expires: 10/12/26


NOTARY PUBLIC

PATRICIA A. TARPLEY
Notary Public, North Carolina
Forsyth County
My Commission Expires
October 12, 2026

Exhibit A

Fronting 50 feet on the North side of Verdun Street and being known and designated as Lot No. 1, Block C, as shown on the map of C.F. Nissen Estate Property as recorded in Plat Book 3, Page 11 in the Office of the Register of Deeds, Forsyth County, North Carolina