

2025037661 00158FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$256.00

PRESENTED & RECORDED

10/22/2025 04:24:14 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3891

PG: 2405 - 2407

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

\$256.00Parcel Identifier No. 6844-26-2718.000 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615Brief description for the Index: LOT 007N, BLK 923,THIS DEED made this 20th day of October, 2025, by and between**GRANTOR**YL Properties LLC
a North Carolina limited company
5540 Centerview Drive Ste 204 PMB 34764
Raleigh, NC 27606-8012**GRANTEE**Netanel Neshet, married
Rothchild 90, Apt. 5
Tel Aviv, Israel 6522401

Enter in appropriate block for each Grantor and Grantee: name, mailing 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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, 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 3891 page 2376.
All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 3 page 11.

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:

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

By: YL Properties LLC (Entity Name) (SEAL)
 Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: Yosef Hefetz Managing Member Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____
 By: _____ (SEAL)
 Print/Type Name & Title: _____ Print/Type Name: _____

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

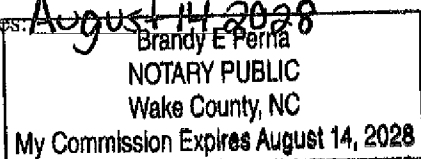
State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of North Carolina - County or City of Wake
 I, the undersigned Notary Public of the County or City of Wake and State aforesaid, certify that Yosef Hefetz personally came before me this day and acknowledged that he is the Managing Member of YL Properties LLC, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such 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 20th day of October, 2025.

My Commission Expires: _____
 (Affix Seal)



BRANDY E. PERNA
BRANDY E. PERNA Notary Public
 Notary's Printed or Typed Name

Exhibit "A"

Being known and designated as Lot Number 7, as shown in Block "A", Map of Property Adjoining Longview Development, Part of the C.F. Nissen Estate, as recorded in Plat Book 3, Page 11, in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Also being known and designated as Tax Lot 007N, Block 0923.

Property Address:
1314 Verdun Street
Winston-Salem, NC 27107