

**2020026048 00112**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$72.00**

PRESENTED & RECORDED  
 06/24/2020 12:37:51 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: TIMOTHY R WILLIAMS  
 ASST

**BK: RE 3533****PG: 588 - 590****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 72.00

Parcel Identifier No. 6836-24-2030.000 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 Lot 4 & 4A,THIS DEED made this 15th day of June, 2020, by and between

**GRANTOR**  
 YL Properties, LLC  
 709 E. Lenoir Street  
 Raleigh, NC 27601

**GRANTEE**  
 Yaniv Yaacov  
 1031 N. King Charles Road, Suite 115  
 Raleigh, NC 27610

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 3526 page 3028.  
 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 4 page 73.

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.

YL Properties, LLC (Entity Name) (SEAL)  
 By: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_  
 Print/Type Name & Title: Yosef Hefetz (SEAL)  
 Manager 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'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'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 Manager 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 24 day of June, 2020.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)



Lance Fife Notary Public  
 Notary's Printed or Typed Name

**Exhibit "A"**

**Tract One:**

Being known and designated as Lot No. 4, Block D as shown on the map of Greenway Place, same being of record in Plat Book 12 at Page 118, and Plat Book 4 at Page 73, in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to said plat made for a more particular description.

**Tract Two:**

Being known and designated as Lot No. 4A, Block D as shown on the map of Greenway Place, same being of record in Plat Book 12 at Page 118, and Plat Book 4 at Page 73, in the Office of the Register of Deeds, Forsyth County, North Carolina, reference to said plat made for a more particular description.

Tract No. 2- the grantor specifically does not warrant the back line of said tract no. 2. A survey has been undertaken and considerable confusion exists as to the exact corners of said line and the same could not be ascertained with accuracy without considerable expense.

Together these tracks are more commonly known as: 2306 Greenway Ave, Winston-Salem, NC 27105.