

2024023776 00096

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1900.00

PRESENTED & RECORDED
 07/18/2024 01:11:30 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3816
 PG: 3871 - 3873

**Delinquent taxes, if any, are to be paid by the closing attorney
 to the county tax collector upon disbursement of the closing proceeds.**

North Carolina Special Warranty Deed

Excise Tax: \$1,900.00

Parcel Identifier No.: 6824-79-8013.000

Prepared by/ mail to: Iddings & Thacker, PLLC, 333 N. Greene Street, Ste. 506, Greensboro, NC 27401 (smt/pmw)

Brief Description from the Index: metes & bounds

THIS DEED made this **18th day of July, 2024**, by and between

GRANTOR

**F&B Realty Group LLC,
 a North Carolina Limited Liability Company**

**Mailing Address:
 8871 Cravenwood Drive
 Oak Ridge, NC 27310**

GRANTEE

**PC MAHAKALI 2024 LLC,
 a North Carolina limited liability company**

**Mailing Address:
980 Peters Creek Parkway
Winston-Salem, NC 27103**

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 Exhibit A attached hereto and made a part hereof

Property Address: 980 Peters Creek Parkway, Winston-Salem, NC 27103

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3683, Page 3583**.

Is the property herein described the primary residence of the Grantors? **No**

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 has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

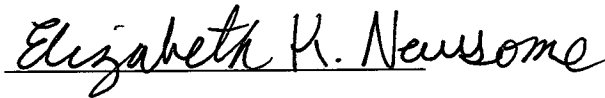
F&B Realty Group LLC

By: 
Iris Chaeyeon Kim, Member Manager

State of North Carolina, County of Guilford

I, Elizabeth K. Newsome, Notary Public, do hereby certify that the following person appeared before me this day, acknowledging that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Iris Chaeyeon Kim**

Witness my hand and official seal this the 15th day of July, 2024.



Elizabeth K. Newsome

Printed/typed Name

My commission expires: 11/13/2027

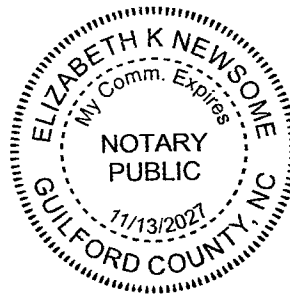


Exhibit A

BEGINNING at an iron pipe in the Western right of way of Peters Creek Parkway in the Northern line of Key, LLC (Book 3338, Pages 1353 and 1357, Office of the Register of Deeds of Forsyth County, North Carolina), said iron pipe being located South 88 degrees 55 minutes 57 seconds West 3.20 feet from the Northeast corner of Key, LLC in the Western right of way of Peters Creek Parkway and running thence from said beginning point along the Northern line of Key, LLC South 88 degrees 55 minutes 57 seconds West, crossing an iron pipe found at 178.59 feet, a total distance of 248.59 feet to iron in Peters Creek; thence along Peters Creek North 03 degrees 23 minutes 22 seconds East 156.53 feet to an iron in said creek, a corner with DeRosa Capital 11, LLC (see Book 3558, Page 636, Office of the Register of Deeds of Forsyth County, North Carolina; thence along the line of DeRosa Capital 11, LLC North 86 degrees 30 minutes 47 seconds East 143.00 feet to an iron pipe, a corner with DeRosa Capital 11, LLC and J & J Turner, LLC; thence along the line of J & J Turner, LLC South 89 degrees 58 minutes 34 seconds East 96.01 feet to a nail in the Western right of way line of Peters Creek Parkway; thence along the Western right of way line of Peters Creek Parkway South 00 degrees 04 minutes 13 seconds West 123.13 feet to an iron pipe; thence continuing with the Western right of way line of Peters Creek Parkway South 01 degrees 04 minutes 47 seconds East 37.16 feet to the point of **BEGINNING**, and containing 0.89 acres, more or less, according to a survey prepared by Four Points Surveyors dated February 14, 2022.

Property Address: 980 Peters Creek Parkway, Winston-Salem, NC 27103