

**2025021147 00174**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$700.00**

PRESENTED & RECORDED  
 06/20/2025 04:11:41 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY

**BK: RE 3870****PG: 221 - 224**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$700.00

Parcel Identifier No.: 6878-31-6794.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall &amp; Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: Lot 484, Abington, Section 12-B

THIS DEED made this 12<sup>th</sup> day of June, 2025, by and between

**GRANTOR**

Amal Z. Wood and spouse, David Wood,  
 joined by Marwan M. Zabaneh and spouse, Jenny Zabaneh

Mailing Address: 1105 Fairweather Drive, Kernersville, NC  
 27284

**GRANTEE**

Henry Tai and spouse, Kim Nguyen

Property Address: 105 Ivorhing Court, Kernersville, NC  
 27284

Mailing Address: 105 Ivorhing Court, Kernersville, NC  
 27284

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 Kernersville, City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

**See Exhibit "A" Attached Hereto and Made a Part Hereof**

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

The property herein described was acquired by Grantor by instrument recorded in Book 2595, Page 707, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 38, Page 100, and referenced within this instrument.

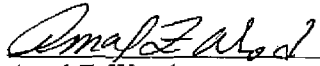
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.


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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


  
Amal Z. Wood

  
David Wood

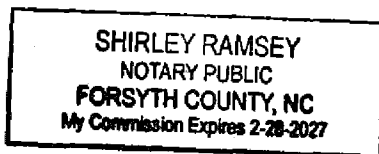
STATE OF NC

COUNTY OF Forsyth

I, Shirley Ramsey, Notary Public, do hereby certify that Amal Z. Wood and David Wood personally appeared before me this day and acknowledged the due execution of the foregoing instrument.  
Witness my hand and official seal this 16 day of June, 2025.

  
Official Signature of Notary  
Printed or typed name of Notary

My Commission Expires: 2-28-2027



Marwan M. Zabaneh

Marwan M. Zabaneh

Jenny Zabaneh

Jenny Zabaneh

STATE OF NC

COUNTY OF Forsyth

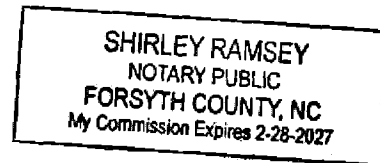
I, Shirley Ramsey, Notary Public, do hereby certify that Marwan M. Zabaneh and Jenny Zabaneh personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 12 day of June, 2025.

Shirley Ramsey

Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 2-28-2027



**Exhibit "A"**

BEING KNOWN AND DESIGNATED as Lot Number 484, as shown on a recorded plat entitled ABINGTON, SECTION 12-B, said plat being recorded in Plat Book 38, Page 100, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Parcel ID # 6878-31-6794.000

Property Address: 105 Ivorhing Court, Kernersville, NC 27284