

2020026048 00112

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$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 27615

This instrument was prepared by: The Fife Law Firm, PA, 8366 Six Forks Rd., Ste. 104, Raleigh, NC 27615

Brief description for the Index: LOT Lot 4 & 4A,

THIS DEED made this 15th day of June, 2020, by and between

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

submitted electronically by "The Fife Law Firm, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: _____

Yosef Hefetz (Manager) _____ (SEAL)
 Print/Type Name & Title: _____ 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: _____ Notary Public
 (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: _____ Notary Public
 (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: _____ Notary Public
 (Affix Seal) _____ 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.