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Watauga County, North Carolina
Amy J. Shook, REGISTER OF DEEDS

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Pin #: 2911-50-6935-000 File Number: 18361.002 (RB)

State of North Carolina **WARRANTY DEED**

County of Watauga

This Deed, made this 6th day of August 2025, by and between

Gallant Holdings, L.L.C.
A North Carolina limited liability company
215 Boone Heights Drive, Suite 107
Boone, NC 28607
(hereinafter called "Grantor")

and

Mohamed Magdy Abdelfattah and spouse, Nehal Ismail Ismail;
337 Perkins Street
Boone, NC 28607
(hereinafter called "Grantee")

W I T N E S S E T H

Prepared by: Deal Moseley di Santi Garrett & Martin LLP
PO Box 311, 870 West King Street, Suite B
Boone, NC 28607

Submitted electronically by "Dustin N. Stacy PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Watauga County Register of Deeds.

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.

Grantor(s) FOR VALUABLE CONSIDERATION paid by Grantee(s), the receipt of all of which is hereby acknowledged, have, subject to any exceptions, conditions, provisions, restrictions or reservations herein contained, bargained and sold, and by these presents Grantor (s) does grant, bargain, sell and convey unto the said Grantee(s), their heirs, successors and assigns, in fee simple all that certain tract(s) or parcel(s) of land lying and being in **New River** Township, **Watauga** County, North Carolina, more particularly described as follows:

BEING Lot No. 10 of The Oaks at Fieldstream as shown on plat recorded in Plat Book 27 at Page 221, Watauga County Registry.

There is also conveyed with and this conveyance is subject to the right of way for the use and benefit of Lots 9 and 10, including the circular right of way across Lots 9 and 10 as shown on plat recorded in Plat Book 30 at Page 487, Watauga County Registry. The right of way is to remain open and unobstructed at all times. The owners are Lots 9 and 10 agrees to share equally in the maintenance and upkeep of the right of way leading from Perkins Street across Lots 10 and 9. The owners of Lots 9 and 10 shall be solely responsible for maintaining the gravel parking areas shown on each lot outside of the right of way area.

There is also conveyed herewith and this conveyance is subject to a 10 foot sewer line easement along the boundary line of Lots 9 and 10 as shown on plat recorded in Plat Book 30 at Page 487, Watauga County Registry. The owners of Lots 9 and 10 shall share equally in the maintenance and upkeep of the sewer line including the right to enter onto the property of Lots 9 and 10 for the purpose of sewer line repair and maintenance.

The owners of Lots 9 and 10 shall be responsible for maintaining the storm water gardens and the drain lines as shown on plat recorded Plat Book 30 at Page 487, Watauga County Registry, and shall share equally in the costs of any maintenance and upkeep of the two storm water gardens.

These easements and obligations shall be appurtenant to the property described herein and shall run with the title to the property.

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION

Prepared by: Deal Moseley di Santi Garrett & Martin LLP
PO Box 311, 870 West King Street, Suite B
Boone, NC 28607

The property hereinabove described was acquired by Grantor(s) by instrument recorded in Book of Records 2403 at Page 295, Watauga County Public Registry.

To have and to hold the said premises above described, with every privilege and appurtenance thereunto belonging to the said Grantees, their heirs, successors and assigns, in fee simple to their only use and behoof forever, subject always to any exceptions, conditions, provisions, restrictions or reservations herein contained.

The Grantors covenant with the Grantees, their heirs, successors and assigns: that they are the owners of and are seized of the premises in fee simple; that they have a good right to convey the same in fee simple; that title is marketable and free and clear of all liens and encumbrances, except as herein set forth; and, that they will forever warrant and defend the title thereto against the claims of all persons whomsoever, other than the following exceptions:

1. Ad Valorem Property Taxes;
2. Utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

Pursuant to N.C.G.S.105-317.2, all or a portion herein conveyed does not include the primary residence of a Grantor.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Gallant Holdings, L.L.C.

By: _____ (SEAL)

Joshua Cash, Member/Manager

Prepared by: Deal Moseley di Santi Garrett & Martin LLP
PO Box 311, 870 West King Street, Suite B
Boone, NC 28607

STATE OF NC

COUNTY OF Watauga

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Joshua Cash Member/Manager of Gallant Holdings, L.L.C..

Witness my hand and official seal this 6th day of August 2025.

Eowyn E Church
Notary Public

My commission expires:
09/25/29

EOWYN E CHURCH NOTARY PUBLIC ASHE COUNTY STATE OF NORTH CAROLINA

Prepared by: Deal Moseley di Santi Garrett & Martin LLP
PO Box 311, 870 West King Street, Suite B
Boone, NC 28607

Gallant Holdings, L.L.C.

By: _____ (SEAL)
Jason Gaston, Member/Manager

STATE OF NC

COUNTY OF Watauga

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Jason Gaston, Member/Manager of Gallant Holdings, L.L.C..

Witness my hand and official seal this 6th day of ~~July~~ August 2025.

Notary Public

My commission expires:
09/25/29

EOWYN E CHURCH
NOTARY PUBLIC
ASHE COUNTY
STATE OF NORTH CAROLINA

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