

BK 1803 PG 440 - 441

This instrument prepared by: The North Carolina Real Estate Law Firm,
a licensed North Carolina attorney,
Delinquent taxes, if any, to be paid by the
closing attorney to the County Tax Collector
upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$8.00
Parcel Identifier No. 03-0433-A-15-038 Verified by _____ County on the ____ day of _____, 20____
By: _____
Mail/Box to: Gokce Capital LLC, 35 E Horizon Ridge Pkwy, Ste 110-536, Henderson, NV 89002
This instrument was prepared by: North Carolina Real Estate Law Firm, 6739 Falls of Neuse Rd, Suite 201, Raleigh, NC 27615
Brief description for the Index: _____

THIS DEED made this <u>28th</u> day of <u>April</u> , 20 <u>25</u> by and between	
GRANTOR	GRANTEE
Alexander L. Wisnoski, Jr. and wife, Sandra M. Wisnoski 73 Emma Ln Winder, GA 30680	Gokce Capital LLC, a New York limited liability company 35 E Horizon Ridge Pkwy, Ste 110-536 Henderson, NV 89002

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 _____, _____ Township, Scotland County, North Carolina and more particularly described as follows:

Being all of Lot Number Thirty Eight (38), Block Fifteen (15), Section Thirteen (13) of Deercroft Subdivision as shown located and described on a map and survey prepared by Central Carolina Surveyors, P.A., said map and survey being recorded in the Office of the Register of Deeds of Scotland County, North Carolina in Book 9, Page 56, reference to same being hereby made for a description of greater certainty.

Parcel Number: 03-0433-A-15-038

The property hereinabove described was acquired by Grantor by instrument recorded in Book 14G page 267.

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 _____ page _____.

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.

Alexander L. Wisnoski, Jr. (SEAL)
Print/Type Name: Alexander L. Wisnoski, Jr.

Sandra M. Wisnoski (SEAL)
Print/Type Name: Sandra M. Wisnoski

State of Georgia – County of Brunswick

I, the undersigned Notary Public of the County and State aforesaid, certify that Alexander L. Wisnoski, Jr. and Sandra M. Wisnoski 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 28 day of April, 2025.

My Commission Expires: 6-12-2028

Kimberly Bichhong
Notary Public



