

2015019133 00106FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$65.00**

PRESENTED & RECORDED

05/28/2015 12:50:55 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S L POINDEXTER

DPTY

BK: RE 3232**PG: 3952 - 3953**Mail deed and tax bills to Grantee: **1265 Somerset Crossing Lane, Kernersville, NC 27284**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$65.00

Brief description: **Lot 9, C.C. Reid property**

GENERAL WARRANTY DEED

THIS DEED made this 28th day of May, 2015, by and between:

GRANTOR:

MARK L. PENNACHIO (unmarried)

Grantor address:

128 Hasty Hill Road
Thomasville, NC 27360

GRANTEE:

STACY GUADALUPE ALMAGUER VERA

Grantee address:

1265 Somerset Crossing Lane
Kernersville, NC 27284

The property conveyed does not include the primary residence of the Grantor.

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:

BEGINNING at a point on the north side of Reid Street 100.00 feet east of Weavil Street and running thence easterly 50.00 feet along the north side of Reid Street to a point, and extending back northwardly between parallel lines in between Lots 8 and 10 a distance of 200.00 feet and being 50.00 feet at the rear. This property is also known and designated as **Lot 9 of C.C. Reid property**, a map and plat of which is recorded in **Plat Book 3, Page 86A** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

There is conveyed herewith all of the property described in the deed recorded in Book 3190, Page 1798, Forsyth County Registry.

This is the same property as described in Book 3190, Page 1798, Forsyth County Registry and is designated as Tax PIN 6844-99-0065.00 (Block 1905, Lot 009) on the Forsyth County tax maps.

Property Address: **2709 Reid Street, Winston-Salem, NC 27105**

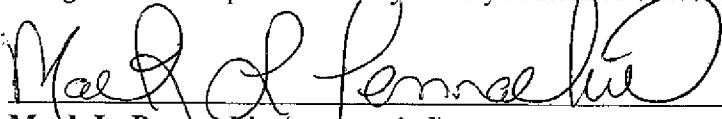
Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

 (Seal)
Mark L. Pennachio (unmarried)


North Carolina, Forsyth County

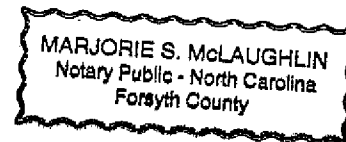
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Mark L. Pennachio

May 28, 2015

Place notary seal below this line:


 Notary Public – Marjorie S. McLaughlin



My Commission Expires – February 12, 2020