

2021030541 00086
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$17.00
PRESENTED & RECORDED
06/09/2021 09:39:43 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY
BK: RE 3616
PG: 1445 - 1447

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 17.00

Block & Lot: LO043 BL1391

Parcel Identifier No. 6833-65-2931.00

Mail after recording & all future tax bills to: **GRANTEES** at Mailing Address below

This instrument was prepared by: A. L. Collins 430 W Mountain St Kernersville NC 27284

THIS DEED made this 9 day of June, 2021 by and between:

GRANTOR

MARTHA B. PORTER, Widow

Mailing Address: 3141 Burke Mill Road, Winston Salem, NC 27103

GRANTEES

PANANA, LLC

A North Carolina limited liability company

Mailing Address: 5324 Moss Creek Lane, Clemmons, NC 27012

Subject Property: 3985 Southdale Ave, Winston Salem, NC 27107

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.

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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:

SEE ATTACHED EXHIBIT A

The above described property is not the primary residence of the Grantor. Prior deed reference in Deed Book 1440 at Page 467, Forsyth County Registry.

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 Grantees, 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, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this the day and year first above written.

Martha B. Porter (SEAL)
MARTHA B. PORTER, Grantor

NORTH CAROLINA FORSYTH COUNTY

I, Whitney E. Hunter a Notary Public in said State and County do hereby certify that the following person **MARTHA B. PORTER** personally appeared before me this day acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantor. Witness my hand and official stamp or seal, this the 9 day of June 2021.

Whitney E. Hunter
Notary Public
My Commission Expires: 9/20/2021

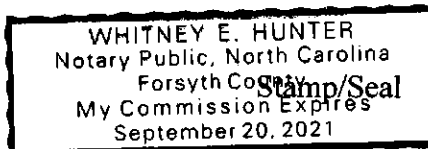


EXHIBIT A

Lying and being in Broadbay Township, Forsyth County, North Carolina, and being-known and designated as two lots, numbered 43 and 44, as shown on the plat of Southdale, Plat Book 3, Page 71, in the office of the Register of Deeds of Forsyth County, North Carolina.