

2021057323 00064FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$100.00**

PRESENTED & RECORDED

10/20/2021 10:43:53 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3649**PG: 1043 - 1044****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$100.00

Parcel Identifier No.: 6835-76-2484

Mail after recording to: Antonio Suggs, 125 Wheeler Street, Winston-Salem, NC 27101

This instrument was prepared by: Mann, McGibney, & Jordan, 16 Consultant Place, Suite 101, Durham, NC 27707

Brief Description from the Index: Lot 21

THIS DEED made this 20th day of October, 2021, by and between

GRANTOR	GRANTEE
Penney Properties LLC, a Limited Liability Company P.O. Box 1536 Hillsborough, NC 27278	Antonio Suggs, unmarried 125 Wheeler Street Winston-Salem, NC 27101

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 or parcel of land situated in or near the City/Town of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in the City of Winston-Salem, North Carolina and situated on the East side of Wheeler Street, said stake being 254.95 feet North of the Northeast corner of the intersection of Wheeler Street and Belews Creek Road (East First Street) and running thence Northwardly 50 feet to a stake, the southwest corner of Lot No. 22; thence Eastwardly 150 feet to a stake, the Southwest corner of Lot No. 22; thence southwardly 50 feet to a stake, the Northeast corner of Lot No. 20; thence Westwardly 150 feet to a stake in Wheeler Street) the place of beginning, being known as Lot No. 21 on the Map of Wheeler Addition as recorded in Plat Book 1, Page 12, in Office of Register of Deeds of Forsyth County, North Carolina

Property Address: 125 Wheeler Street, Winston-Salem, NC 27101

The property herein described is or is not the primary residence of the Grantors.

Submitted electronically by "Mann, McGibney & Jordan, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book 3383, Page 2761, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 1, Page 12, and referenced within this instrument.

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

- Easements, Restrictions and Rights of Way of record.
- Property taxes for current and subsequent years.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Penney Properties LLC, a Limited Liability Company

By: Emily Penney
Emily Penney, Member-Manager

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Elizabeth S. Gold a notary public, certify that Emily Penney personally came before me this day and acknowledged that he/she is Member-Manager of Penney Properties, a Limited Liability Company, and that he/she, as Member-Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 18 day of Oct., 2021.

Elizabeth S. Gold
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: _____

