

2022028906 00079

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
 06/17/2022 11:21:09 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3701
PG: 3855 - 3857

Mail deed and tax bills to Grantee: 1328 Diggs Blvd, Winston Salem, NC 27107

Prepared by: Skylar E. Hudspeth, Attorney at Law

PHE Law, PLLC, P.O. Box 190, Yadkinville, NC 27055

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon
 disbursement of closing proceeds

Excise Tax: \$120

Brief description: LS 103 104 REVD MAP COLUMBIA HGTS EXT

GENERAL WARRANTY DEED

THIS DEED made this 15th day of June, 2022, by and between:

<p>GRANTOR: TONYA YOUNG, Executrix of the Estate of Rosa Lee Haney; TONYA YOUNG and husband, SEAN YOUNG</p> <p>Grantors address: 9 Orleander Point Greensboro, NC 27407</p>	<p>GRANTEE: JEYSON R. PINEDA</p> <p>Grantee address: 1328 Diggs Blvd Winston Salem, NC 27107</p>
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The property conveyed does x does not include the primary residence of the Grantor.

WITNESSETH

That the Grantors, for a valuable consideration paid by the Grantees, the receipt of which is hereby acknowledged, has and by these presents does hereby grant, bargain, sell and convey until to the Grantees, all that certain lot or parcel of land situated in Forsyth County, North Carolina, and more particularly described as set forth as follows:

BEING KNOWN AND DESIGNATED as Lot Nos. 103 and 104, as shown on the revised Map of Columbia Heights Ext., as recorded in Plat Book 4, page 177(2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to said plat being made for a more particular description.

Property Address: 1328 Diggs Blvd, Winston Salem, NC 27107

PIN ID: 6835-71-0168

For reference see Deed Book 1111, Page 1291, Forsyth County Registry and Forsyth County Estate File 21 E 963

TO HAVE AND TO HOLD the aforesaid lot or parcel of land, including all improvements located thereon, and all privileges and appurtenances thereto belonging to the Grantee in fee simple. Together with all right, title, and interest of Grantor in and to any rights-of-way abutting or adjoining the Property, and all rights, privileges,

submitted electronically by "Poole Hutchens and Epley, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

easements, and appurtenances thereto belonging and not elsewhere herein excepted.

The Grantor covenants with the Grantee that Grantor is seized of the premises in fee simple and has the right to convey the same in fee simple, that the title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever except for any exceptions herein stated: **RESTRICTIONS AND EASEMENTS OF RECORD**

IN WITNESS WHEREOF, the Grantors have 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.

Tonya Young (Seal)
TONYA YOUNG, Executrix of the Estate of Rosa Lee Hancy

State of North Carolina, Yadkin 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:

TONYA YOUNG, Executrix of the Estate of Rosa Lee Hancy

June 15th, 2022

Place notary seal below this line:

Skylar E. Hudspeth
Notary Public

SKYLAR E. HUDSPETH
Notary Public
Surry County, NC
My Commission Expires: 12/7/2026

Skylar E. Hudspeth
Print Name

My Commission Expires:

Tonya Young (Seal)
TONYA YOUNG

State of North Carolina, Yadkin 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:

TONYA YOUNG

June 15th, 2022

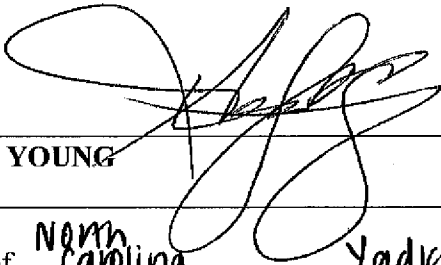
Place notary seal below this line:

Skylar E. Hudspeth
Notary Public

SKYLAR E. HUDSPETH
Notary Public
Surry County, NC
My Commission Expires: 12/7/2026

Skylar E. Hudspeth
Print Name

MCE:



(Seal)

SEAN YOUNG

State of North Carolina, Yadkin 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:

SEAN YOUNG

June 15th, 2022

Place notary seal below this line:

Skylar E. Hudspeth
Notary Public

SKYLAR E. HUDSPETH
Notary Public
Surry County, NC
My Commission Expires: 12/7/2024

Skylar E. Hudspeth

Print Name