



2022036222 00067

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$270.00

PRESENTED & RECORDED:
08-03-2022 11:38:16 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON, DPTY

BK: RE 3710
PG: 1928-1930

NORTH CAROLINA GENERAL WARRANTY DEED

Box 179
Excise Tax: \$270.00 Parcel Identifier No. 6834-43-8587 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Chiarello & Wagner, PLLC, 301 North Main Street, Suite 2503, Winston Salem, NC 27101

This instrument was prepared by: Mark J. Chiarello, 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.

Brief description for the Index: _____

THIS DEED made this ____ day of _____, 20__, by and between

GRANTOR

GRANTEE

Waddell Baxter Penn, III and wife, Jennifer Penn, Lawandria Penn Cook and husband, Benjamin Cook, Jr, Anthony Penn, Casaundria Penn (Individually and as executor of the Estate of Jane Dubose Penn) and husband, Norman A Wright

BAF RSMW 1, LLC
2744 Lomond St
Winston Salem, NC 27127

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 Winston Salem, Winston Salem City, Forsyth County, North Carolina and more particularly described as follows:

Being known and dsignated as Lot Nos. 472 and 473 as shown on the Map of East Central Terrace as recorded in Plat Book 4, page 61 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____ page ____.

All or a portion of the property herein conveyed ____ includes or ____ 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: Easements, Restrictions, rights of way of public record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina, if an entity by its duly authorized representative.

Waddell Baxter Penn III
Name: Waddell Baxter Penn, III

Jennifer Penn
Name: Jennifer Penn

Lawandria Penn Cook
Name: Lawandria Penn Cook

Benjamin Cook, Jr
Name: Benjamin Cook, Jr

Anthony Penn
Name: Anthony Penn

Casaundra Penn
Name: Casaundra Penn

Norman A Wright
Name: Norman A Wright

Entity Name _____

By: _____

Name: _____

Title: _____

By: _____

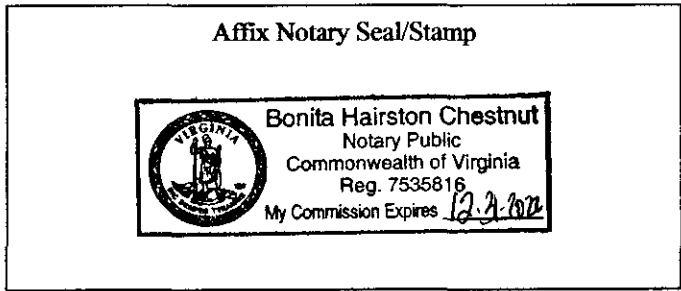
Name: _____

Title: _____

STATE OF Virginia, COUNTY OF Donville City

I, Bonita Hairston Chestnut, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 12 day of July, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Waddell Baxter Penn, III and Jennifer Penn

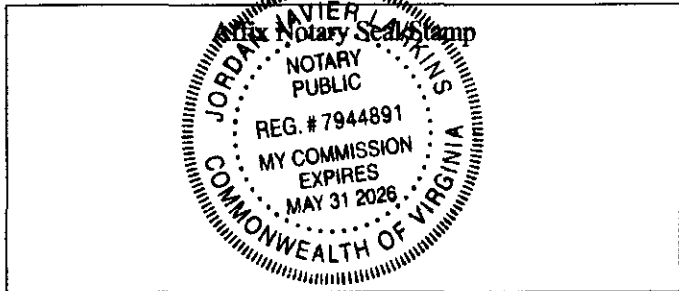


Bonita Hairston Chestnut
Notary Public (Official Signature)
My commission expires: 12-31-2022



Virginia City
STATE OF NORTH CAROLINA, COUNTY OF Chesapeake

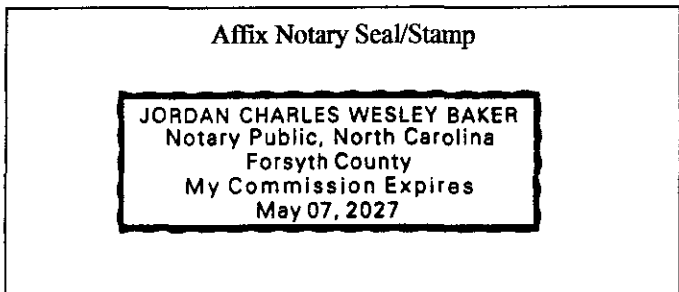
I, Jordan Larkins, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 9th day of July, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Lawandria Penn Cook and Benjamin Cook, Jr



[Signature]
Notary Public (Official Signature)
My commission expires: 05/31/2026

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

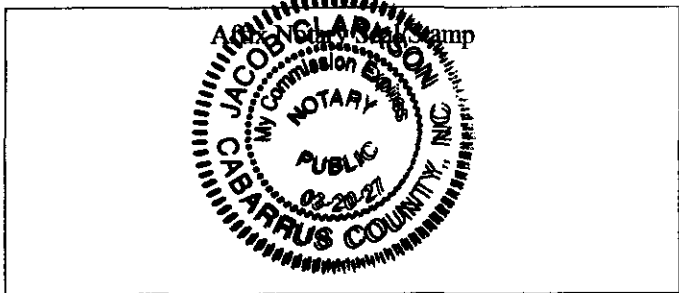
I, Jordan Charles Wesley Baker, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 11 day of July, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Anthony Penn



[Signature]
Notary Public (Official Signature)
My commission expires: May 7, 2027

STATE OF NORTH CAROLINA, COUNTY OF Mecklenburg

I, Jacob Clarkson, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 11th day of July, 20 22 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Casaundria Penn and Norman A Wright



[Signature]
Notary Public (Official Signature)
My commission expires: 03-20-2027