

2023020665 00091FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$340.00

PRESENTED & RECORDED

06/20/2023 01:12:38 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3759**PG: 2910 - 2918**Drawn by: David W. Bailey, Jr., Bailey & Thomas, P.A., P.O. Box 52, Winston-Salem, NC 27102NO TITLE SEARCH REQUESTED OR PERFORMED

Mail After Recording To: Grantee at address below

Revenue Stamps \$340.00

GRANTOR DID NOT RESIDE IN THIS PROPERTY.**SPECIAL WARRANTY DEED**THIS DEED made this 16 day of June, 2023 by and between**GRANTOR****Cornell Gwyn, Jr. Administrator of the Estate of
Rebecca Ann Gwyn Porter
(23 E 488)**775 Motor Road
Winston-Salem, NC 27105; and**Cornell Gwyn, Jr., unmarried and****William Franklin Gwyn and wife,
Christine Gwyn; and****Brenda Gwyn, unmarried; and****Juanilla Moore Gwyn, Administrator of the Estate
of Paul Eugene Gwyn
(22 E 2407)**5751 Novack Street
Winston-Salem, NC 27105; and**Juanilla Moore Gwyn, unmarried; and****Paul William Gwyn, unmarried****GRANTEE****Edson Hernandez Perez
400 Burnham Drive
Winston-Salem, NC 27105**

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:

Address: 6837-14-7282
PIN: 400 Burnham Drive

Being known and designated as Lot No. 28, as shown on the map of Northhills, Phase I, recorded in Plat Book 24 at page 97 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 1569, Page 244.

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, and the said Grantors do hereby covenant that they have done nothing since becoming owners, to impair or injuriously affect title to the aforesaid lot or parcel of land and that they have not placed or suffered to be placed any presently existing liens or encumbrances on said premises, and that they will warrant and defend the title to the same against the lawful claims of persons claiming by, through, under or on account of Grantors. This conveyance is expressly subject to those conditions, restrictions, reservations and easements of record, if any.

(signatures on the following pages)

Signature Page
Rebecca G. Porter Heirs
400 Burnham Drive

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

The Estate of Rebecca Ann Gwyn Porter

By: Cornell Gwyn, Jr. (ADM) (SEAL)
Cornell Gwyn, Jr. Administrator

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cornell Gwyn, Jr. Administrator of the Estate of Rebecca Ann Gwyn Porter

June 16, 2023.

Place notary seal below this line:

Sherry C. Stevens
Notary Public

Print/Type Notary Name: Sherry C. Stevens

My Commission Expires: 10/27/2024

Sherry C Stevens
Notary Public
Guilford County, NC

Signature Page
Rebecca G. Porter Heirs
400 Burnham Drive

IN WITNESS WHEREOF, the Grantor ha hereunto set his hand and seal the day and year first above written.

Cornell Gwyn, Jr. (SEAL)
Cornell Gwyn, Jr.

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Cornell Gwyn, Jr.

June 16, 2023.

Place notary seal below this line:

Sherry C. Stevens
Notary Public

Print/Type Notary Name: Sherry C. Stevens

My Commission Expires: 10/27/2027

Sherry C Stevens
Notary Public
Guilford County, NC

Signature Page
Rebecca G. Porter Heirs
400 Burnham Drive

IN WITNESS WHEREOF, the Grantors have hereunto set its hand and seal the day and year first above written.

William Franklin Gwyn (SEAL)
William Franklin Gwyn

Christine Gwyn (SEAL)
Christine Gwyn

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: William Franklin Gwyn and Christine Gwyn

Brenda Gwyn

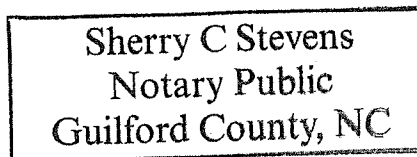
June 15, 2023.

Place notary seal below this line:

Sherry C Stevens
Notary Public

Print/Type Notary Name: Sherry C. Stevens

My Commission Expires: 10-27-2027



Signature Page
Rebecca G. Porter Heirs
400 Burnham Drive

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

Brenda C. Gwyn (SEAL)
Brenda Gwyn

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Brenda Gwyn June 16, 2023. Place notary seal
below this line:

Sherry C. Stevens
Notary Public

Sherry C Stevens
Notary Public
Guilford County, NC

Print/Type Notary Name: Sherry C Stevens

My Commission Expires: 10/27/2027

Signature Page
Rebecca G. Porter Heirs
400 Burnham Drive

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

The Estate of Paul Eugene Gwyn

By: Juanilla Moore Gwyn (ADM) (SEAL)
Juanilla Moore Gwyn, Administrator

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Juanilla Moore Gwyn, Administrator of the Estate of Paul Eugene Gwyn

June 16, 2023.

Place notary seal below this line:

Sherry C. Stevens
Notary Public

Sherry C Stevens
Notary Public
Guilford County, NC

Print/Type Notary Name: Sherry C Stevens

My Commission Expires: 10/27/2027

Signature Page
Rebecca G. Porter Heirs
400 Burnham Drive

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

Juanilla Moore Gwyn (SEAL)
Juanilla Moore Gwyn

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Juanilla Moore Gwyn

June 16, 2023.

Place notary seal below this line:

Sherry C. Stevens
Notary Public


Print/Type Notary Name: Sherry C. Stevens

My Commission Expires: 10/27/2027

Sherry C Stevens
Notary Public
Guilford County, NC

Signature Page
Rebecca G. Porter Heirs
400 Burnham Drive

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


 (SEAL)
Paul William Gwyn

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Paul William Gwyn

June 16, 2023.

Place notary seal below this line:


Notary Public

Print/Type Notary Name: SHERRY C STEVENS

My Commission Expires: 10/27/2027

