

2023039258 00032

FORSYTH COUNTY NC FEE \$51.00
 STATE OF NC REAL ESTATE EXT
\$146.00
 NON-STANDARD DOC FEE
 PRESENTED & RECORDED
 11/17/2023 09:38:47 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3782
PG: 477 - 478

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$146.00

PARCEL IDENTIFIER NO. 6834-24-7895

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this 15th day of November, 2023, by and between

Title Company: *Investors Title Insurance**Company*

GRANTOR	GRANTEE
<p>Angela Jean Lynn aka Angela G Lynn and husband, Daniel Lynn As Heirs of the Estate of Douglas O'Dell Guthrie, Jr.</p> <p>Mailing Address 9725 Delmonico Dr Forth Worth, TX 76244</p>	<p>PGL Remodeling, LLC</p> <p>Property Address: 137 Edgewood Cir. Winston Salem, NC 27127</p> <p>Mailing Address 1712 Boone Street Greensboro, NC 27405</p>

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

Being known and designated as Lot No. 38, Block B, as shown on the Map of SOUTH PARK TERRACE, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 14, Page 53, and Plat Book 16, Page 8, reference to which is hereby made for a more particular description.

Property Address: 137 Edgewood Cir Winston Salem NC 27127
 Parcel ID: 6834-24-7895

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2516 at Page 1225.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

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

Angela Lynn
Angela Jean Lynn aka Angela G Lynn
Daniel Lynn
Daniel Lynn

STATE OF Texas

COUNTY OF Tarrant

I certify that **Angela Jean Lynn aka Angela G Lynn and husband, Daniel Lynn**, who are known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 15th day of November, 2023.

Notary Signature: T. Trigg

[Notarial Seal]

Notary's Printed Name: Tangie Trigg

My Commission Expires: 08-25-26

