

2023039792 00152

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$530.00

PRESENTED & RECORDED

11/21/2023 03:45:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3782

PG: 3659 - 3660

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$530.00

PIN: 6836-64-1849.000

Mail/Box to: Grantee – 4780 Otremba Circle, Apt. 2A, Colfax, NC 27235

This instrument was prepared by: T. Dan Womble, Attorney at Law, 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: 1101, 1105 & 1107 NE 23rd Street, Winston-Salem, NC 27105THIS DEED made this 21st day of November, 2023 by and between

GRANTOR	GRANTEE
Jose Villatoro (unmarried) 310 Doub Road Lewisville, NC 27023	PNR Capital Properties LLC a North Carolina limited liability company 4780 Otremba Circle, Apt. 2A Colfax, NC 27235

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 in all that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at the corner of Balsey (now 23rd Street) and Andrews Street, and running thence north along Andrews Street (now called Woodland Avenue) 100 feet to a stake; thence East 125 feet to the line of Lot 61; thence South 100 feet to the Southwest corner of Lot 61; thence West along Balsey Street (now 23rd Street) 125 feet to the BEGINNING.

Property Address: 1101, 1105 & 1107 NE 23rd Street, Winston-Salem, NC 27105

The property hereinabove described was acquired by Grantor by instruments recorded in Deed Book 3707, Page 3578, Forsyth County Register of Deeds.

All or a portion of the property herein conveyed ___ includes or x does not include the primary residence of a Grantor.

Submitted electronically by "T Dan Womble Attorney"
 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 the lawful claims of all persons whomsoever, other than the following exceptions: Easements and restrictions of record, if any; 2023 taxes are to be pro-rated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(SEAL)

Jose Villatoro

State of NC - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Jose Villatoro personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 21 day of November 2023

My Commission Expires: 02 09 2027
(Affix Seal)

Notary Public

Notary's Printed or Typed Name

Angela W. Campbell
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires February 9, 2027