

2024001017 00040

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$360.00

PRESENTED & RECORDED
01/11/2024 12:12:36 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3788
PG: 3679 - 3681

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$360.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6886-93-2021.000

Mail after recording to: GRANTEE: 1620 SHADY MOUNT AVENUE, WINSTON-SALEM, NC 27114

This instrument was prepared by: ADELIA SCHIFFMAN LAW GROUP, PLLC

THIS DEED made this 2ND day of JANUARY, **2024** by and between

GRANTOR

PROPERTY PRO'S, LLC

1980 GYRO DRIVE, WINSTON-SALEM, NC 27127

GRANTEE

NIDA MCQUEEN (UNMARRIED)

1620 SHADY MOUNT AVENUE, WINSTON-SALEM, NC 27114

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 or parcel of land and more particularly described as follows:

SEE EXHIBIT A

Submitted electronically by "Adelia Schiffman Law Group, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3511 Page 2739, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

ALL EASEMENTS, RESTRICTIONS, AND RIGHTS OF WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

PROPERTY PRO'S, LLC

By: [Signature]

Title: MEMBER / MANAGER

STATE: NC COUNTY: Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Joaquin Sandino personally came before me this day and acknowledged that he is the member/manager of **PROPERTY PRO'S, LLC**, a NORTH CAROLINA **Limited Liability Company** and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official stamp or seal, this the 8th day of **JANUARY, 2024**.

My Commission Expires: April 07, 2026

[Signature]
Notary Public

Print Notary Name: Michelle Ramirez

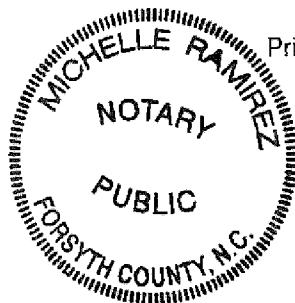


EXHIBIT A

Tract 1

BEGINNING at a point on the west side of Shady Mount Avenue at the corner of 17th Street, runs thence in a westerly direction along 17th Street 86.5 feet to a stake; thence in a southerly direction 80.6 feet to a stake; thence in an easterly direction 97 feet to a stake; thence in a northerly direction along Shady Mount Avenue, to the point of Beginning.

See also Deed recorded in Book 556 at Page 214, Forsyth County Register of Deeds office.

Also being known and designated as Block 1220 Lot 005, Forsyth County Tax Maps.

TRACT 2

BEGINNING at a point on the south side of 17th Street, said point being 86.5 feet from the corner of Shady Mount Avenue and 17th Street, running thence in a Westerly direction along 17th Street 50 feet to a stake; thence in an Easterly direction 50 feet to a stake; thence in a Northerly direction 80.6 feet to the point of beginning. Being Lot 10, "No. A", as shown on Map of Property of Robert Shoaf, made by Fred Fansler, C.E. June 1946. Said map being referred to for further description.