

2024003630 00111

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$330.00

PRESENTED & RECORDED
02/06/2024 02:08:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3791
PG: 4096 - 4097

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$330.00

Parcel Identifier No. 6834-24-7895.000 Verified by Forsyth County on the _____ day of _____, 2024

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Lot 38, Block B, Southside Terrace

THIS DEED made this 6th day of February, 2024, by and between

GRANTOR

GRANTEE

PGL Remodeling, LLC, a North Carolina limited liability company

Jonathan Gore and spouse, DeShonna Gore

**Property Address: 137 Edgewood Circle
Winston-Salem, NC 27127**

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 Grantor's interest in and to that certain lot or parcel of land situated in 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.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3782, Page 477, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
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.

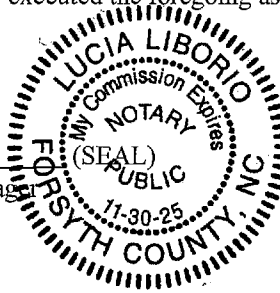
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

PGL Remodeling, LLC

By Primitivo Gonzalez
Primitivo Gonzalez Luviano, Member/Manager



State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Primitivo Gonzalez Luviano.

Date: 02-06-2024

[Signature]
Notary Public

Lucia Liborio
Print Name

My commission expires: 11-30-25