

2024004935 00122

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$146.00

PRESENTED & RECORDED
 02/16/2024 04:40:54 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3793
PG: 1828 - 1830

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$146.00
Parcel ID:	6837-53-9770
Mail/Box to:	Denise Royall, 4792 Pinehall Rd, Walkertown, NC
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 265, Montview Subdivision, Plat Book 1, Page 106(4)

THIS GENERAL WARRANTY DEED ("Deed") is made on the 16 day of February, 2024, by and between:

GRANTOR	GRANTEE
Tyndale Properties LLC 13663 Providence Road Weddington, NC 28104	Denise Royall 4792 Pinehall Rd Walkertown, NC

PROPERTY ADDRESS: 4120 Tise Avenue, Winston Salem, NC 27105

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3773 Page 646.

All or a portion of the Property ☐ includes or ☒ does not include the primary residence of a Grantor.

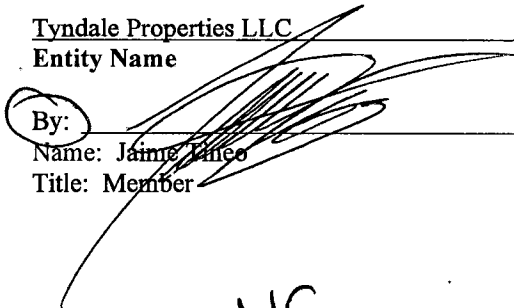
A map showing the Property is recorded in Book 1 Page 106(4).

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Tyndale Properties LLC

Entity Name

By: 

Name: Jaime Tineo

Title: Member

STATE OF NC, COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 16 day of February, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Jaime Tineo as Member of Tyndale Properties LLC

Affix Notary Seal/Stamp

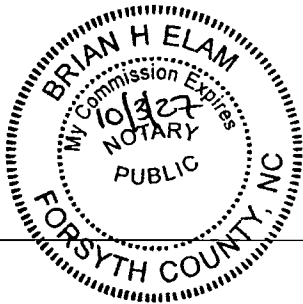
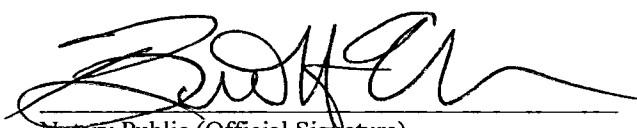


 Notary Public (Official Signature)
My commission expires: 10/3/27

EXHIBIT "A"

BEING ALL OF LOT 265 OF MONTVIEW SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 106(4) IN THE OFFICE OF THE REGISTER OF DEEDS, FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.