

**2024007304 00141**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$180.00**  
 PRESENTED & RECORDED  
 03/08/2024 03:09:39 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3796**  
**PG: 1535 - 1536**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$180.00

PARCEL IDENTIFIER NO. 6844-19-5620

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024  
 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 8th day of March, 2024, by and between

GRANTOR	Title Company: <i>Tryon Title Agency, LLC</i> GRANTEE
<p><b>Shawan M. Gabriel a/k/a Shawan Machelle Gabriel and wife, Keisha Gabriel</b></p> <p>Mailing Address 6000 Ashley Park Drive Kernersville, NC 27284</p>	<p><b>Maria Elidia Quintana Dimas, a married woman</b></p> <p>Property Address: 1428 Argonne Blvd. Winston Salem, NC</p> <p>Mailing Address 1215 Pleasant St Winston Salem, NC 27107</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 Lots Nos. 641 and 642, as shown on the Plat of Longview No. 2, as recorded in Plat Book 1, Page 39-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 1428 Argonne Blvd, Winston Salem, NC 27107  
 Parcel ID: 6844-19-5620

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 3705 at Page 1041.

**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.

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.

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 herunto set their hand and seal the day and year first above written.

*[Handwritten Signature]*  
 Shawan M. Gabriel a/k/a Sahwan Machelle Gabriel  
*[Handwritten Signature]*  
 Keisha Gabriel

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I certify that **Shawan M. Gabriel a/k/a Sahwan Machelle Gabriel and wife, Keisha Gabriel**, who is 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 8<sup>th</sup> day of March, 2021

Notary Signature: *[Handwritten Signature]*

Notary's Printed Name: Christie J. Devine

[Notarial Seal]

My Commission Expires: 4/19/2022

