

2024010266 00090FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00PRESENTED & RECORDED
04/03/2024 03:08:04 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3799

PG: 4270 - 4271

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

PARCEL IDENTIFIER NO. 6829-87-5287

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Lot 108, Pinebrook Valley

THIS DEED made this 2nd day of April, 2024, by and between

Title Company: *Investors Title Insurance Company*

GRANTOR	GRANTEE
Richard D. Tolliver and wife, Philenna DeShaun Tolliver	CBF NC L.L.C.
Mailing Address 4561 Vernon Farms Blvd Kemersville, NC 27284	Property Address: 5904 Sprucepine Drive Winston Salem, NC 27105
	Mailing Address 302 W. Railroad Street La Grange, NC 28551

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 Lot 108 as shown on map of Pinebrook Valley, Section 2, recorded in Plat Book 26, at Page 31, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Property Address: 5904 Sprucepine Drive, Winston Salem, NC, 27105

Parcel No: 6829-87-5287

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 2038 at Page 1031.

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

Richard D. Tolliver
Richard D. Tolliver
Phileenna DeShaun Tolliver
Phileenna DeShaun Tolliver

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I certify that **Richard D. Tolliver** and wife, **Phileenna DeShaun Tolliver**, 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 2nd day of April, 2024.

Notary Signature: [Signature]

Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: October 7, 2027

