

2024014431 00002

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
05/07/2024 08:03:52 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3805
PG: 1064 - 1066

Excise Tax: \$500.00

Tax Info: PIN 6838-26-9927.00

Mail deed & tax bills to: Grantee(s) @ _____

This instrument was prepared by: **A. Gregory Schell, Attorney**[Without title examination by draftsman.]

Brief Description for the index

Lot 39 of Pinebrook Manor, Section 1

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 22 day of April, 2024 by and between

| GRANTOR | GRANTEE |
|---|---|
| <p style="text-align: center;">MARGARET GALLAGHER, widow</p> <p>Grantor Address: 2945 Reynolda Road, Apt 231 Winston-Salem, NC 27106</p> | <p style="text-align: center;">AARRON L. ARAMBURU and CAROLINA RUTH ARAMBURU</p> <p>Grantee Address: _____ _____</p> |

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2038, Page 601. A map showing the above described property is recorded in Plat Book 32, Page 124.

submitted electronically by "Orenstein Law PLLC"
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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2024 AD VALOREM TAXES.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Margaret Gallagher (SEAL)
MARGARET GALLAGHER

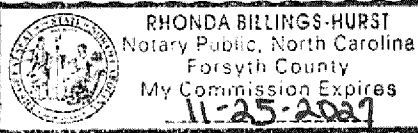
| | |
|---|--|
| <p style="text-align: center;">SEAL-STAMP</p>  <p>RHONDA BILLINGS-HURST Notary Public, North Carolina Forsyth County My Commission Expires <u>11-25-2027</u></p> | <p>State of North Carolina, County of Forsyth</p> <p>I certify that the following person(s) personally appeared before me this day, each acknowledging to me that she signed the foregoing document: MARGARET GALLAGHER</p> <p>Date: <u>4-22-24</u></p> <p><u>Rhonda Billings-Hurst</u> Notary Public Name: My Commission Expires: <u>11-25-2027</u></p> |
|---|--|

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 39 as shown on the map of PINEBROOK MANOR, SECTION 1, which is recorded in Plat Book 32, Page 124 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT to that certain easement allowing the existing entrance column to remain on the above-described lot, as further described in Deed Book 1640, Page 2182, Forsyth County Registry.

Notes:

1. William A. Gallagher and Margaret Margaret Gallagher took title to the above-referenced property as Tenants by the Entirety in 1998. At William's death on 6/15/17 they were still married, which vested sole title in Margaret. Margaret has not remarried.
2. The draftsman of this deed has been engaged solely for the purpose of preparing this instrument. As such, the draftsman has prepared this instrument from information provided to him by others and has not been requested to provide, nor has the draftsman provided, an examination of the legal description, an opinion on title, or advice on the tax and/or legal consequences that may arise as a result of this conveyance, nor has the draftsman verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected.