

2024016813 00075

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$290.00

PRESENTED & RECORDED
 05/24/2024 12:41:04 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3808
 PG: 983 - 984

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$290.00

PARCEL IDENTIFIER NO. 6839-06-4644

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: Lot 27 Pinebrook Valley

THIS DEED made this 8 day of May, 2024, by and between

Title Company: *Tar Heel State Title, LLC*

GRANTOR	GRANTEE
Jonathan Horne, unmarried, as sole heir to Lenora R. Thomas Mailing Address	Offer Out, LLC, a North Carolina Limited Liability Company Property Address: 5900 Meadowdale Ct. Winston Salem, NC 27105 Mailing Address 3785 Crusade Dr Winston Salem, NC 27101

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 No. 27 as shown on the Map of PINEBROOK VALLEY, SECTION 1, recorded in Plat Book 25 at page 116 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

Property Address: 5900 Meadowdale Ct Winston Salem NC 27105
 Parcel ID: 6839-06-4644

All or a portion of the property herein conveyed (☒) includes or (☐) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 1704 at Page 4224.

Lenora R. Thomas died September 4, 2021 intestate. Jonathan Horne is the sole heir.

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.

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 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.


Jonathan Horne

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I certify that **Jonathan Horne**, 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 8th day of May, 2024

Notary Signature:



Notary's Printed Name:

CHARISSA MAHONEY

My Commission Expires:

8/8/2028

[Notarial Seal]

