

**2024017511 00176**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$336.00**

PRESENTED & RECORDED

05/30/2024 04:13:57 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3809

PG: 418 - 419

## NORTH CAROLINA GENERAL WARRANTY DEED

**EXCISE TAX: \$336**

Mail after recording to: Grantee @ Property address

This instrument prepared by: Voula Boutis, Esq. A LICENSED N.C. ATTORNEY

**DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.**

Brief Description for the Index: LOTS 46 & 47, W.T. BUTLER ESTATE SD

PARCEL #6844-77-0404.000

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**THIS DEED** made this 30TH day of MAY, 2024, by and between

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**GRANTOR: PONJICO LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**

Mailing Address: 1220 Morning Star Ln, Winston Salem NC 27107

**GRANTEE: ELIZ V. QUIROZ CABRERA, UNMARRIED**

Property Address: 2309 E. Sprague St, Winston Salem NC 27107

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:

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 situated in FORSYTH County, North Carolina and being more particularly described as follows:

***This is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)***

**BEING known and designated as Lot Nos. 46 and 47, as shown on the map of the subdivision of a portion of the W. T. Butler Estate, as recorded in Plat Book 8, page 190 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

Prior instrument reference: Book 2969 at Page 4347.

A map showing the above described property is recorded in Plat Book 8 at Page 190.

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.

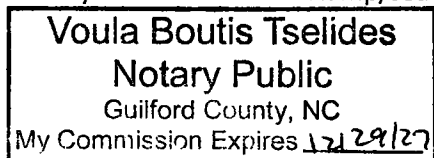
**PONJICO LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**

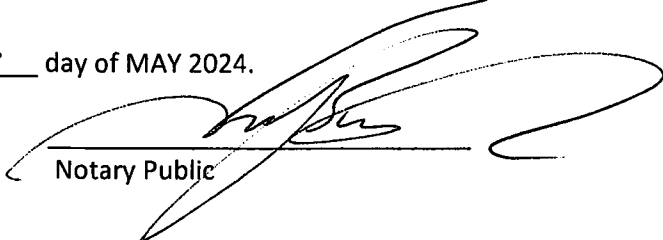
BY:  (SEAL)  
JANO PONJICAN, MEMBER-MANAGER

STATE OF NORTH CAROLINA  
COUNTY OF Forsyth

I, Voula Boutis Tselides, a Notary Public of Guilford County and State of aforesaid, certify that **JANO PONJICAN**, principal, personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by current State or Federal identification with the principal's photograph in the form of a state issued driver's license, and acknowledged to me that he is **MEMBER-MANAGER OF PONJICO LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY**, and that he voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 30 day of MAY 2024.



  
Notary Public

My commission expires: 12/29/2027