

**2024020403 00028**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$144.00**  
 PRESENTED & RECORDED  
 06/24/2024 08:57:20 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3812**  
**PG: 3188 - 3190**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$144.00

PARCEL IDENTIFIER NO. 6836-24-1431

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 23<sup>rd</sup> day of June, 2024, by and between

Title Company: *Investors Title Insurance Company*

GRANTOR	GRANTEE
<p><b>Sisouphanh Yavanhxay and wife, Nissa Vongphakdy</b></p> <p>Mailing Address 1610 Lakewood Drive                      High Point, NC 27262</p>	<p><b>San Andres Luxury Cabinets, LLC, a North Carolina Limited Liability Company</b></p> <p>Property Address: 2330 Greenway Ave.                      Winston Salem, NC 27105</p> <p>Mailing Address PO Box 5565                      Asheboro, NC 27204</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:

**SEE EXHIBIT "A"**

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 3164 at Page 346.


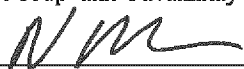
**TO HAVE AND TO HOLD** the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.**

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.

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

  
Sisouphanh Yavanxay  
  
Nissa Vongphakdy

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that **Sisouphanh Yavanxay and wife, Nissa Vongphakdy**, 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 21<sup>st</sup> day of June, 2024

Notary Signature:

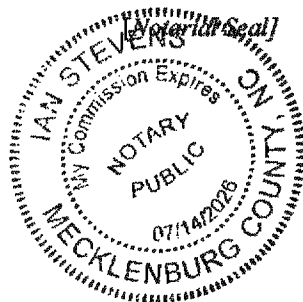


Notary's Printed Name:

Ian Stevens

My Commission Expires:

07/14/2026



**EXHIBIT "A"**

**TRACT 1**

BEING KNOWN AND DESIGNATED as Lot No. 10A as shown on Map of a portion of Greenway Place, Winston-Salem, North Carolina, as surveyed and platted by J.E. Ellerbe, C.E., and recorded in Book of Maps 12, at Page 118, 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.

**TRACT 2**

BEGINNING at an iron stake in the West line of Greenway Avenue 626 feet West of the North line of Seminole Street; thence, extending South 88° 20' West 149.3 feet to an iron stake; thence, North 01° 15' East 65 feet to an iron stake; thence, South 88° East 148 feet to the West line of Greenway Avenue; thence, along the West line of Greenway Avenue South 00° 30' West 55 feet to the point of BEGINNING.

Being Lot 10, Block D, as shown on the Map of Greenway Place, recorded in Plat Book 4, at Page 73, in the Office of the Register of Deeds of Forsyth County, North Carolina. Being the same property conveyed by Deed recorded in Deed Book 378, Page 50.

Property Address: 2330 Greenway Ave NW, Winston-Salem, NC 27105

Parcel ID: 6836-24-1431