

**2024023767 00087**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$527.00

PRESENTED & RECORDED:
07-18-2024 12:52:13 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3816
PG: 3784-3785

Excise Tax: ~~\$527.00~~ \$527.00

Tax Info: PIN 6857-41-0315.00

Mail deed & tax bills to: Grantee(s) @ 4561 Old Belews Creek Road, Winston-Salem, NC 27101

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 2 of Corbin Place Associates, LLC

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 16 day of July, 2024 by and between

GRANTOR	GRANTEE
RONALD B. PINYAN and spouse, ASHLEY MARIE PINYAN Grantor Address: 264 Stewart Road Winston-Salem, NC 27107	MARY ANTONAS, unmarried Grantee Address: 4561 Old Belews Creek Road Winston-Salem, NC 27101

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: **BEING KNOWN AND DESIGNATED as Lot 2 as shown on the map of CORBIN PLACE ASSOCIATES, LLC, as recorded in Plat Book 63, Page 200 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3355, Page 1742. A map showing the above described property is recorded in Plat Book 63, Page 200.

Original to: Greg Schell

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.

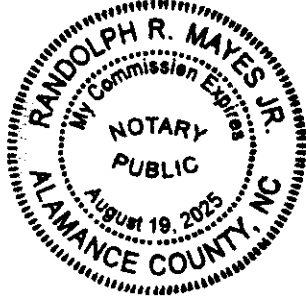
The property being conveyed ☒ does or ☐ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Ronald B. Pinyan
RONALD B. PINYAN

(SEAL)

Ashley Marie Pinyan (SEAL)
ASHLEY MARIE PINYAN

SEAL-STAMP



State of North Carolina, County of FORSYTH

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that they signed the foregoing document:
RONALD B. PINYAN and ASHLEY MARIE PINYAN

Date: 7-16-2024

Randolph R. Mayes Jr.
Notary Public Name:

My Commission Expires: 8-19-2025