

2024024273 00012FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$45.00PRESENTED & RECORDED
07/23/2024 08:55:52 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3817
PG: 2229 - 2231**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$45.00
Parcel ID:	6869-23-6616
Mail/Box to:	Juan Jose Gomez Lugo, a married man, 1888 Brook Drive, Asheboro, NC 27205
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	Lot 32 Cain Phase 2, Plat Book 37, Page 22

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22 day of July, 2024, by and between:

GRANTOR	GRANTEE
PWFL LLC a NC LLC 1704 Elizabeth Avenue Winston Salem, NC 27103	Juan Jose Gomez Lugo, a married man 1888 Brook Drive Asheboro, NC 27205

Property Address: 4872 Oak Branch Lane, Walkertown, NC 27051

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in the City of Walkertown, Forsyth County, North Carolina and more particularly described as follows (the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3807 Page 2928.

All or a portion of the Property includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Book 37 Page 22.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

PWFL LLC a NC LLC

Entity Name

By: *Kimberly Tripp*

Name: Kimberly Tripp

Title: General Manager

STATE OF NC, COUNTY OF Forsyth

I *Caitlyn Bryhananna Gobble*, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 22 day of July, 2024 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):

Kimberly Tripp as General Manager of PWFL LLC a NC LLC

Affix Notary Seal/Stamp

Caitlyn Bryhananna Gobble
Notary Public (Official Signature)

My commission expires: 2/11/26



EXHIBIT "A"

Property Address: 4872 Oak Branch Lane, Walkertown, NC 27051
Tax ID: 6869-23-6616 / Block 5167G Lot 032

BEING KNOWN AND DESIGNATED as Lot No. 32 as shown on the plat of R Don Cain Phase Two (Revised) recorded in Plat Book 37, Page 22, Forsyth County Registry, to which plat reference is hereby made for a more complete description.

SUBJECT TO said Declaration and By-laws which, with all attachments thereto, are incorporated herein as if set forth in their entirety.