

2024026771 00154FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$260.00PRESENTED & RECORDED
08/09/2024 04:55:51 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3820

PG: 3527 - 3529

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax:	\$260.00
Parcel ID:	6837-41-8616
Mail/Box to:	Judybeth Renteria-Rivera, 3736 Ogburn Avenue, Winston Salem, NC 27105
Prepared by:	Innovative Closing Solutions, 351 North Peace Haven Road, Winston Salem, NC 27104
Brief description for the index:	metes & bounds of Lots 10 & 29 & part of Lots 9 & 30 of Bronton Section 2 Block B on Plat Book 7, Page 110

THIS SPECIAL WARRANTY DEED ("Deed") is made on the 8 day of August, 2024, by and between:

GRANTOR	GRANTEE
Jomo Kenyatta Legins, an unmarried man 5822 Brakenwood Lane Pfafftown, NC 27040	Judybeth Renteria-Rivera 3736 Ogburn Avenue Winston Salem, NC 27105

Property Address: 3736 Ogburn Avenue, Winston-Salem, NC 27105

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 Winston Salem, 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 _____ Page _____.

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 7 Page 110.

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 has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

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

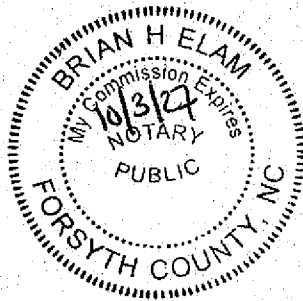
submitted electronically by "The Ellison Law Firm"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Name: Jomo Kenyatta Legins

STATE OF NC, COUNTY OF Forsyth

I, Brian H. Elam, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 8 day of August, 20 24 each acknowledging to me that he/she/they signed the foregoing document, in the capacity represented and identified therein (if any):
Jomo Kenyatta Legins

Affix Notary Seal/Stamp



[Signature]
Notary Public (Official Signature)

My commission expires: 10/3/27

EXHIBIT "A"

Property Address: 3736 Ogburn Avenue, Winston-Salem, NC 27105
Tax ID: 6837-41-8616 / Block 0984 Lot 029

BEGINNING at an old iron stake in the west line of Ogburn Avenue (formerly Creason Avenue) at the northeast corner of Lot No.11 in Block B on the map of Bronton, Sec. No. 2 as recorded in the Forsyth County Register of Deeds in Plat Book 7 page 110; thence with the north line of Lot No. 11 South 89 deg. 34 min. West 150.32 feet to a point, the northwest corner of Lot No. 11 and the northeast corner of Lot No. 28; thence with the north line of Lot No. 28 South 89 deg. 58 min. West 81.5 feet to an old iron stake in the east line of Hemlock Drive (formerly Carolina Blvd.); thence with the east line of Hemlock Drive, as it curves to the left, the chord of North 06 deg. 38 min. East 60.5 feet Wan iron stake at the northwest corner of Lot No.29 and the southeast corner of Lot No. 30; thence North

85 deg 40 min East 73.8 feet to an iron stake that is 10 feet north of the northwest corner of Lot No. 10 and the southwest corner of Lot No. 9; thence across Lot No. 9 North 88 deg. 30 min. East 150.32 feet to an old iron stake in the west line of Ogburn Avenue, said iron stake being 10.0 feet north of the southeast corner of Lot No.9; thence with the west line of Ogburn Avenue South 01 deg. 00 min. East 68.83 feet to the place of BEGINNING, and being lots nos. 10 and 29 and portions of lots nos. 9 and 30 in Block B on the map of Bronton Sec. 2, recorded in Plat Book 7, Page 110, also being Lot No.29 and Parcel Nos. 102, 103, 104 and a triangle off the south side of Parcel No.30 on map of City-County Tax Block No. 984.