

2024027579 00044FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$190.00PRESENTED & RECORDED
08/16/2024 10:45:08 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3821
PG: 3419 - 3421**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$190.00

PARCEL IDENTIFIER NO. 6837-68-0631

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Metes and Bounds

THIS DEED made this 16th day of August, 2024, by and between

Title Company: *Venture Title, LLC*

GRANTOR	GRANTEE
Suprena R. Baxley, a/k/a Suprena Baxley Taylor, an unmarried woman	Tyndale Properties LLC and Marte Inv Holdings LLC, a Florida Limited Liability Company
Mailing Address 6640 El Rancho Drive Rural Hall, NC 27045	Property Address: 978 Motor Road Winston Salem, NC 27105
	Mailing Address 13663 Providence Road PMB283 Weddington, NC 28104

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" - LEGAL DESCRIPTION

All or a portion of the property herein conveyed includes the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **2239** at Page **2851**.

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:

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.

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.

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

Suprena R. Baxley a/k/a Suprena Baxley Taylor
Suprena R. Baxley, a/k/a Suprena Baxley Taylor

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I certify that **Suprena R. Baxley, a/k/a Suprena Baxley Taylor, an unmarried woman**, 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 16th day of August, 2024.

Notary Signature: *[Handwritten Signature]*

Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: October 7, 2027

[Notarial Seal]

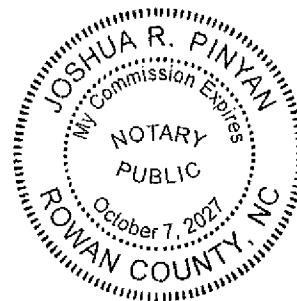


EXHIBIT "A" - LEGAL DESCRIPTION

BEGINNING at an existing 1/2-inch iron pipe in the southern margin of the right-of-way of Motor Road, said iron pipe also being in the northeast corner of the property of the Winston-Salem/Forsyth County Board of Education (see Deed recorded in Book 555, Page 206, Forsyth County Registry), now or formerly; thence with the southern margin of the right-of-way of Motor Road, North 86 deg. 01 min. 46 sec. East 100.00 feet to a new 1/2-inch iron pipe in the northwest corner of the property of Monte E. Burns (see Deed recorded in Book 1626, Page 4351, Forsyth County Registry, also being the northwest corner of the property designated as Lot 24-A in Tax Block 1647 as shown on the Forsyth County Tax Maps, as presently constituted), now or formerly; thence with the western boundary line of the aforesaid Monte E. Burns property, South 03 deg. 38 min. 17 sec. East 220.00 feet to a new 1/2-inch iron pipe in the northeast corner of the property of George G. Shore (see Deed recorded in Book 852, Page 50, Forsyth County Registry), now or formerly; thence with the northern boundary line of the aforesaid George G. Shore property, South 86 deg. 01 min. 46 sec. West 100.00 feet to a new 1/2-inch iron pipe in the northwest corner of the said George G. Shore property; thence with the eastern boundary line of the aforesaid Winston-Salem/Forsyth County Board of Education property, North 03 deg. 38 min. 17 sec. West 220.00 feet TO THE POINT AND PLACE OF BEGINNING, containing approximately 0.50 acres as shown on unrecorded survey dated March 8, 2002, prepared by Joseph E. Franklin, R.L.S. (Job No. 18-271), reference to which is hereby made for a more particular description and which survey is incorporated herein by this reference; the said property being the northern portion of Lots 25 & 26 of Motorville, Section 1, recorded in Plat Book 3, Page 82 A, and being all of the property described in Deed recorded in Book 2196, Page 1233, Forsyth County Registry.

Property Address: 978 Motor Road, Winston-Salem, NC 27105
Parcel ID: 6837-68-0631