

**2024028343 00130**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$1380.00**

PRESENTED & RECORDED  
 08/22/2024 04:17:31 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3822**  
**PG: 3603 - 3606**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$1,380.00
Parcel ID:	6825-77-9358.000
Mail Tax Bill to:	517 Jersey Avenue, Winston Salem, NC 27101
Prepared by and return to:	T. Lawson Newton, a licensed North Carolina Attorney, McAngus Goudelock & Courie, PLLC 380 Knollwood Street Suite 505 Winston-Salem, NC 27103 File#:2794.24084 Smith
Brief description for the index:	Lot Number 61, West End Hotel and Land Company Property, Section 2

This instrument prepared by: , a licensed North Carolina Attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS GENERAL WARRANTY DEED ("Deed") is made on the 22<sup>nd</sup> day of August, 2024, by and between:

GRANTOR	GRANTEE
Brenda B. Penney as Co-Trustee of the Brenda B. Penney and Patrick J. Lenihan Revocable Trust U/A/D September 18, 2013	Alfred G Smith, III and Julia R Smith 517 Jersey Avenue Winston Salem, NC 27101

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"):

BEING KNOWN AND DESIGNATED as Lot Number 61 as shown on the Map entitled The West End Hotel and Land Company, Section 2, and recorded in Plat Book 8, Page 84, in the Office of the Register of Deeds of Forsyth County, North Carolina. Reference to which is hereby made for a more particular description..

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3177, Page 691.

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This conveyance is made subject to Declaration of Covenants, Conditions, Restrictions, Easements, Charges and Liens, if any for The West End Hotel and Land Company, Section 2 as recorded in the Office of the Register of Deeds for Forsyth County, North Carolina and, any amendments thereto.

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 Plat Book 8, Page 84.

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.

Brenda B. Penny as Co-Trustee of the Brenda B. Penney and Patrick J. Lenihan Revocable Trust U/A/D September 18, 2013

By: Brenda B Penny (Seal)  
Brenda B. Penny, Co-Trustee  
*Co-Trustee*

STATE OF North Carolina COUNTY OF Forsyth

I, Anna M Levens, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 2nd day of August, 2024 acknowledging to me that she signed the foregoing document, in the capacity represented and identified therein (if any):

Brenda B Penny as Co-Trustee of Brenda B. Penny as Co-Trustee of the Brenda B. Penney and Patrick J. Lenihan Revocable Trust U/A/D September 18, 2013

Affix Notary Seal/Stamp  
  
**Anna M Levens**  
Notary Public-North Carolina  
Davidson County  
My Commission Expires 10-19-28

Anna M Levens  
Notary Public (Official Signature)  
My commission expires: 10-19-28

**EXHIBIT A**

Prepared by and return to: T. Lawson Newton, McAngus Goudelock & Courie, PLLC  
380 Knollwood Street, Suite 505, Winston-Salem, NC 27103

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

**TRUST CERTIFICATION**

The undersigned being Co-Trustee of the Brenda B. Penney and Patrick J. Lenihan Revocable Trust U/A/D September 18, 2013 (the "Trust") hereby certifies the following pursuant to NCGS 36-C-10-1013:

1. The Trust is currently in existence.
2. The Trust was established by that certain trust agreement dated September 18, 2013.
3. The current, and sole, Co-Trustee(s) of the Trust are: Brenda B Penney residing at 517 Jersey Avenue, Winston Salem, NC 27101 and Michael R. Lenihan, Co-Trustee residing at 517 Jersey Avenue, Winston-Salem, NC 27101. Brenda B. Penney is operating and effecting the transfer with consent and joinder of Michael R. Lenihan that is not available to sign at this time.
4. The trustees are authorized by the trust instrument or by the provisions of applicable law (including, but not limited to, NCGS 36C-8-815 and 36C-8-816) to transfer property ownership, except as limited by the following (if none, so indicate): None.
5. The Trust is revocable.
6. The Trust has not been revoked, modified or amended in any manner so as to cause any of the representations contained in this Certification to be incorrect. The Trust is a duly organized and validly existing revocable trust. Any third party to whom this certificate is presented may rely on it.
7. There are no judicial proceedings for the dissolution of the Trust, pending or filed, and no circumstances have occurred or exist which have triggered or will trigger a dissolution of the Trust.
8. There are no actions, suits, proceedings, including bankruptcy pending or threatened against the Trust, or any adverse claims against its assets, including specifically, 517 Jersey Avenue, Winston Salem, NC 27101.

Brenda B Penney (SEAL) Co-Trustee  
Brenda B Penney, Co-Trustee

8/22/24  
Date

STATE OF North Carolina

COUNTY OF Forsyth

I, Anna M Levens a Notary Public, do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and (where an official seal is required by law) official seal.

This the 22nd day of August, 2024.

Anna M Levens

Printed Name: Anna M Levens

My Commission Expires: 10-19-28

Anna M Levens  
Notary Public-North Carolina  
Davidson County  
My Commission Expires 10-19-28