

2024031618 00062

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$478.00

PRESENTED & RECORDED
 09/18/2024 11:56:05 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3826
PG: 3365 - 3369

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$478.00

Parcel Identifier No. 6823-04-9383.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Grantee

This instrument prepared by: Joseph Orenstein, a licensed North Carolina attorney, for Atlas Orange.

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 28, Rom-Ken-Der Acres, Sec I, PB 19, PG 81

THIS DEED made the 18th day of SEPTEMBER, 2024, by and between

GRANTOR	GRANTEE
<p>Billy Bernard Mackins, Sr., Administrator of The Estate of Lynda Mackins Johnson;</p> <p>Roberta Emma Cohn (a/k/a Emma Roberta Cohn) (widow / unmarried)</p> <p>Grantor Address: 102 Kenilworth Park Drive- Apt. 2C Towson, MD 21204</p>	<p>Dania Reynoso and Sandra Weston</p> <p>Property Address: 4117 Snyder Drive Winston-Salem, NC 27127</p>

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 situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [✓] is not the primary residence of the Grantors.

submitted electronically by "D. Barrett Burge"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Lynda M. Johnson, on or about December 14, 1989, by instrument recorded in Book 1682 Page 1655. Lynda Mackins Johnson (a/k/a Lynda Faye Mackins Johnson) died intestate on or about May 18, 2024 (reference Forsyth County, NC Death Certificate recorded in Book 0135 at Page 2299 of the Forsyth County Registry) while domiciled in Forsyth County, NC (reference Forsyth County, NC estate file number 24E1218). Roberta Emma Cohn (a/k/a Emma Roberta Cohn) is the sole heir of the Estate of Lynda M. Johnson.

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Administrator of the Estate of Lynda Mackins Johnson
Billy Bernard Mackins, Sr. (SEAL)

Billy Bernard Mackins, Sr., Administrator of the Estate of Lynda Mackins Johnson

STATE OF MARYLAND

COUNTY OF BALTIMORE

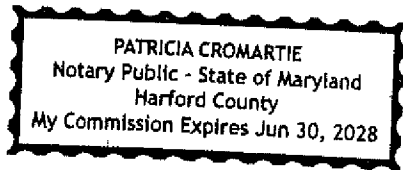
I, the undersigned Notary Public, do hereby certify that Billy Bernard Mackins, Sr., Administrator of the Estate of Lynda Mackins Johnson, personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 16th day of SEPTEMBER, 2024.

Patricia Cromartie

PATRICIA CROMARTIE Notary Public

My commission expires: 06/30/2028



PATRICIA CROMARTIE
435 ROGERS FORD LANE
JOPPA, MD
TIPIC# 3000979199

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Emma Roberta Cohn by *Billy Bernard Mackins Sr., Attorney-In-Fact*
Roberta Emma Cohn (aka) (SEAL)
Roberta Emma Cohn (a/k/a Emma Roberta Cohn) by Billy Bernard Mackins, Sr., Attorney-In-Fact

STATE OF MARYLAND
COUNTY OF BALTIMORE

I, the undersigned Notary Public, do hereby certify that Billy Bernard Mackins, Sr., serving as Attorney-In-Fact for Roberta Emma Cohn (a/k/a Emma Roberta Cohn), pursuant to a Power of Attorney recorded at Book 3810, Page 102, Forsyth County Registry, personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 16th day of SEPTEMBER, 2024.

Patricia Cromartie

PATRICIA CROMARTIE Notary Public
My commission expires: 06/30/2028

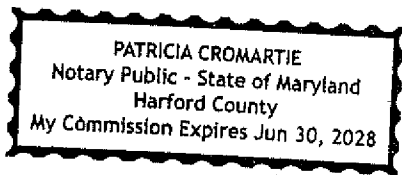


Exhibit "A"
Property of Dania Reynoso and Sandra Weston
4117 Snyder Drive

Being known and designated as lot no. 28 as shown on a map of Rom-Ken-Der Acres, Section I as recorded in Plat Book 19, page 81 in the Office of the Register of Deeds of Forsyth County, North Carolina to which map reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book, 1682, Page 1655, Forsyth County Registry, and is further designated as Tax Parcel Identifier Number 6823-04-9383.000 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.