

**2024031892 00192**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$140.00**

PRESENTED & RECORDED  
 09/19/2024 04:23:10 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3827**  
**PG: 320 - 323**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$140.00

Parcel Identifier No. 6838-75-4012.000

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_

By:

Mail to: Grantee

This instrument prepared by: Joseph D. 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:

THIS DEED made the \_\_\_\_ day of \_\_\_\_\_, 2024, by and between

GRANTOR	GRANTEE
<p><b>Yeshiva Penn (unmarried)</b></p> <p>Grantor Address:  <u>2606 Tangleton Place</u>  <u>WS, NC, 27127</u></p>	<p><b>Michel Hernandez</b></p> <p>Property Address:                      5569 Pine View Drive                      Winston-Salem, NC 27105</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.

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

Submitted electronically by "LANCASTER LAW FIRM, PLLC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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)*

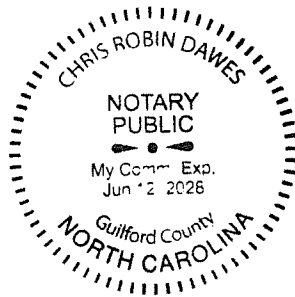
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Yeshiva Penn (SEAL)  
Yeshiva Penn

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Yeshiva Penn 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 17<sup>th</sup> day of Sept., 2024.



Chris R. Dawes  
Chris R. Dawes Notary Public  
My commission expires: 6/12/2028

**Exhibit "A"**  
**Property of Michel Hernandez**  
**5569 Pine View Drive**

Tract #1: Beginning at an iron stake in the right-of-way margin of Pineview Drive, R. T. Brubbs southwestern corner, and running thence South 89° 16' East along the Grubbs' line 200 feet to an iron stake; thence along a new line South 00° 44' West 113.08 feet to an iron stake in the Frances Swink line; thence along Frances Swink's line North 88° 55' West 207.99 feet to an iron stake in the right-of-way margin of Pineview Drive; thence North 5° 00' East 112 feet to the point and place of Beginning, and being the western portion of that property described in Deed Book 772, Page 264.

Tract #2: Beginning at an iron stake the northeast corner of the Frances Swink tract of land, as recorded in Deed Book 480, Page 198; running thence North 88° 55' West 166.74 feet to an iron stake in the north line of said Swink; thence North 00° 44' East 113.08 feet to an iron stake in the south line of the R. T. Grubbs lot, as recorded in Deed Book 743, Page 220; thence South 89° 16' East 214.06 feet with the south line of said Grubbs to an iron stake, said iron stake being located in the west line of a 16 foot drive; thence South 23° 16' West 128.0 feet with the said west line of drive to an iron stake the place of beginning. Containing 21,527 square feet. Being the east portion of the Wilson-Covington tract of land located on the east side of Pineview Drive (formerly the Chicken Farm Road), as recorded in Deed Book 794, Page 17.

*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.*