

2024035165 00140

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$364.00

PRESENTED & RECORDED

10/16/2024 04:13:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3831**PG: 1497 - 1501**

NORTH CAROLINA)
)
 FORSYTH COUNTY) DEED

Mail Deed to: Grantee: 125 Laura Avenue, Winston-Salem, NC 27105

Mail future tax bills to: 125 Laura Avenue, Winston-Salem, NC 27105

Revenue Stamps: \$364.00

Parcel Identification Number: 6828-33-5591.000

This Deed was prepared by: Thomas G. Jacobs, Box 71

THIS DEED is made this 16 day of October, 2024, by and between **Terry W. Swaim, duly appointed Executor of the Estate of Nellie Holcomb Swaim and Terry W. Swaim and spouse, Angela C. Swaim, Deena C. Swaim, unmarried and Timothy S. Swaim and spouse, Penni N. Swaim, Grantors, and Eric Romero Penado, Grantee.** (Hereinafter, the designated "Grantor" and "Grantee" shall include the said parties as above designated, their heirs, successors, and assigns, unless otherwise stated, and the designation of "Grantor" and "Grantee" shall include the singular, plural, masculine and feminine or neuter as required by context.)

WHEREAS Terry W. Swaim, is the duly qualified Executor of the Estate of Nellie Holcomb Swaim, having been duly qualified by the Clerk of Superior Court of Forsyth County, North Carolina, in that estate entitled "The Estate of Nellie Holcomb Swaim, 24 E 1104, Forsyth County, North Carolina.

Terry W. Swaim, Deena C. Swaim and Timothy S. Swaim are the only devisees of the herein described property of Nellie Holcomb Swaim, under the terms and provisions of her Will which has been admitted into probate.

WITNESSETH, that the Grantors for a valuable consideration of one dollar, paid by the Grantees, the receipt and sufficiency of which are hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot, situated in Winston Township, Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit A

The above described lot was conveyed to Nellie Holcomb Swaim by Deed recorded in Book 907, Page 356, Forsyth County Registry.

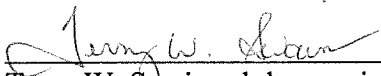
TO HAVE AND TO HOLD the aforesaid lot, tract, or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple.

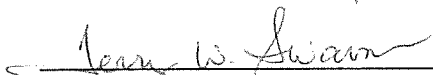
The Grantor Terry W. Swaim as Executor of the Estate of Nellie Holcomb Swaim covenants with the Grantee, that, he, the said Executor, has not done or caused to be done any act that would create an existing encumbrance or lien against the premises or that would otherwise impair title to the premises.


The Grantors Terry W. Swaim, Deena C. Swaim and Timothy S. Swaim are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that they will warrant and defend the title against the lawful claims of all persons whomsoever, subject to the following exceptions: all easements, rights of ways, restrictive covenants, or record, if any, and ad valorem taxes for the year 2024 which shall be prorated as of the date of closing.

And the Grantors Angela C. Swaim as the spouse of Terry W. Swaim, and Penni N. Swaim as the spouse of Timothy S. Swaim are executing this Deed to Release any marital interest that they may have in the herein described real property, and Angela C. Swaim and Penni N. Swaim make no warranties.

IN WITNESS WHEREOF the Grantors have set their hands and seals, the day and year first above written.

 (SEAL)
Terry W. Swaim, duly appointed Executor
of the Estate of Nellie Holcomb Swaim

 (SEAL)
Terry W. Swaim

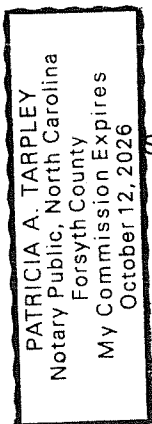
 (SEAL)
Angela C. Swaim

Deena C. Swaim (SEAL)
Deena C. Swaim

Timothy S. Swaim (SEAL)
Timothy S. Swaim

Penni N. Swaim (SEAL)
Penni N. Swaim

____ (SEAL)



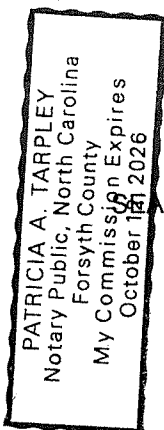
SEAL - STAMP

STATE OF NC, County of Forsyth
I, Patricia A Tarpley a Notary Public of Forsyth County,
State aforesaid, certify that Terry W. Swaim, duly appointed Executor
of the Estate of Nellie Holcomb Swaim Grantor(s), either being
personally known to me or proven by satisfactory evidence, acknowledged to
me that he/she voluntarily signed the foregoing document for the purpose
stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 16 day of
October, 2024

Patricia A Tarpley
Notary Public

My commission expires: 10/12/2026



SEAL - STAMP

STATE OF NC, County of Forsyth
I, Patricia A Tarpley a Notary Public of Forsyth County, State
aforesaid, certify that Terry W. Swaim and Angela C. Swaim Grantor(s),
either being personally known to me or proven by satisfactory evidence,
acknowledged to me that he/she voluntarily signed the foregoing document
for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 16 day of
October, 2024

Patricia A Tarpley
Notary Public

My commission expires: 10/12/2026

PATRICIA A. TARPLEY
Notary Public, North Carolina
Forsyth County
My Commission Expires
October 12, 2026

SEAL - STAMP

STATE OF NC, County of Forsyth
I, Patricia A. Tarpley a Notary Public of Forsyth County, State
aforesaid, certify that Deena C. Swaim Grantor(s), either being personally
known to me or proven by satisfactory evidence, acknowledged to me that
he/she voluntarily signed the foregoing document for the purpose stated
therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 16 day of
October, 2024

Patricia A. Tarpley
Notary Public

My commission expires: 10/12/26

PATRICIA A. TARPLEY
Notary Public, North Carolina
Forsyth County
My Commission Expires
October 12, 2026

SEAL - STAMP

STATE OF NC, County of Forsyth
I, Patricia A. Tarpley a Notary Public of Forsyth County, State
aforesaid, certify that Timothy S. Swaim and Penni N. Swaim
Grantor(s), either being personally known to me or proven by satisfactory
evidence, acknowledged to me that he/she voluntarily signed the foregoing
document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official stamp or seal this 16 day of
October, 2024

Patricia A. Tarpley
Notary Public

My commission expires: 10/12/26

Exhibit A

BEING known and designated as Lot Number 16 as shown on the Map of Beachwood, Section 2, as recorded in Plat Book 17, Page 198, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.