

2024037287 00140

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$360.00

PRESENTED & RECORDED

11/01/2024 03:25:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3834

PG: 1066 - 1067

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$360.00

PARCEL IDENTIFIER NO. 6823-33-2236

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105

BRIEF DESCRIPTION FOR THE INDEX: 2399 Old Salisbury Rd,
 Winston-Salem, NC 27127

THIS DEED made this 1st day of November, 2024, by and between

Title Company: *Tryon Title Agency, LLC*

GRANTOR	GRANTEE
Nancy Kilumbu Benita, a single woman	Paragon Property Ventures, LLC
Mailing Address 1426 Scofield Ct Rural Hall, NC 27045	Property Address: 2399 Old Salisbury Rd. Winston Salem, NC 27127
	Mailing Address 3581 Boulder Ct. Wake Forest, NC 27587

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:

Beginning at the Northwest intersection of Thompson Road and Old Salisbury Road; thence proceeding along the North right-of-way line of Thompson Road North 83 degrees 55 minutes 43 seconds West 94.66 feet to a point; thence North 8 degrees 10 minutes 35 seconds East 60.02 feet to a point; thence North 38 degrees 10 minutes 20 seconds East 47.11 feet to a point; thence with the south line of Lot Number 81 South 83 degrees 45 minutes 48 seconds East 83.94 feet to a point located in the West right-of-way line of Old Salisbury Road; thence South 15 degrees 29 minutes 08 seconds West 101.00 feet to the point and place of beginning.

Property Address: 2399 Old Salisbury Rd Winston Salem NC 27127

Parcel ID: 6823-33-2236

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3631 at Page 3882.

THIS INSTRUMENT PREPARED BY: JOSHUA R. PINYAN, 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.

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.

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:

Subject-To Deed of trust from Nancy K. Benita, Grantor to Holton Law Firm, PLLC, Trustee for MERS as nominee for NP, Inc. Beneficiary. Dated 08/09/2021 and recorded on 08/09/2021 in Book 3631 at page 3885, Tryon County Public Registry, securing a principal note amount of \$148,410.00

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 hereto set their hand and seal the day and year first above written.

BY: Nancy Benita
Nancy Kilumbu Benita

STATE OF NORTH CAROLINA

COUNTY OF Rowan

I certify that **Nancy Kilumbu Benita**, a **single 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 15th day of November, 2024

Notary Signature: [Signature]

Notary's Printed Name: Joshua R. Pinger

My Commission Expires: 10/7/2027

[Notarial Seal]

