

2024039333 00089

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$560.00
PRESENTED & RECORDED
11/19/2024 02:41:31 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3836
PG: 3330 - 3331

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$560.00

Parcel Identifier No. 6815-05-7463.00 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail/Box to: Grantee: 3105 Heather Ridge Court, Charlotte NC 28226

This instrument was prepared by: Geoffrey C. Hemenway,

Brief description for the Index: Lot 10, Gordon Manor Development, Section 2 PB 17/118

THIS DEED made this 16 day of November , 2024, by and between

GRANTOR	GRANTEE
<p>Adele Casanova, Legally Separated</p> <p>5613 Saddlebrook Drive Lewisville NC 287023</p>	<p>Pinto Bean 1 LLC, a North Carolina Limited Liability Company</p> <p>Property Address: 252 Lucerne Lane Winston-Salem NC 27104</p> <p>Mailing address: 3105 Heather Ridge Court Charlotte NC 28226</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING known and designated as Lot No. 10 as shown on plat of GORDON MANOR DEVELOPMENT, Section 2, recorded in Plat Book 17 at Page 118 in the office of the Register of Deeds, Forsyth County, North Carolina.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3802, page 3148, and Book 3387, Page 2011.

A map showing the above described property is recorded in Plat Book17 , Page 118.

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:

2025 Ad Valorem Taxes and subsequent years.
Conditions, Covenants, Restrictions, Easements and Rights of Way of record.

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

(Entity Name)

Adele Casanova (SEAL)
Adele Casanova

By: _____

(SEAL)

Title: _____

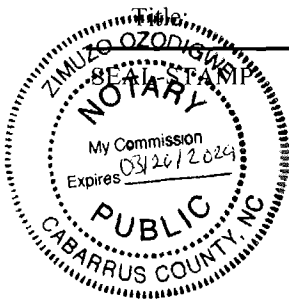
By: _____

(SEAL)

Title: _____

By: _____

(SEAL)



State of North Carolina – County of Forsyth
I, Zimuzo Ozodigwe, the undersigned Notary Public of the County and State aforesaid, certify that Adele Casanova, legal separated personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of November, 2024.
My Commission Expires: 03/26/2024
[Signature]
Notary Public

SEAL-STAMP

State of North Carolina - County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20 _____.
My Commission Expires: _____

Notary Public