

**2024039522 00148**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$440.00**

PRESENTED & RECORDED  
11/20/2024 03:04:20 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY  
**BK: RE 3837**  
**PG: 92 - 94**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$440.00

Parcel Identifier No.: 6804-49-5476.000

Brief description for index: Lot 1, Recombination Plat Lots 13-18, Block B, Westwin

Mail deed/taxes after recording to Grantee: 4728 Eastwin Drive, Winston Salem, NC 27104

This instrument was prepared by: Patti D. Dobbins, Attorney at Law

THIS DEED made this 20<sup>th</sup> day of November, 2024 by and between

**GRANTOR:**

**WORTHY PROPERTIES, LLC**, a North Carolina Limited Liability

Address: 115 Elk Mountain Road, Unit B  
Asheville, NC 28804

**GRANTEE:**

**OLIVET TANEO** and husband, **DENNIS NOEL O. TANEO**

Property Address: 4728 Eastwin Drive  
Winston Salem, NC 27104

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.

WITNESSTH, 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 herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3824, Page 2658, **FORSYTH** County Registry.

"This instrument prepared by: PATTI D. DOBBINS, 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 "Patti D Dobbins, Attorney at Law, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 77, Pages 119, and referenced within this instrument.

Does the above described property include the primary residence?  YES  NO

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Restrictive covenants, easements and rights of way of record, if any.

Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

WORTHY PROPERTIES, LLC:

By: [Signature]  
MICHAEL FITZGERALD

Title: President

<p>SEAL-<del>STAMP</del></p> <p><b>Sarah Cox</b> Notary Public Buncombe County, NC My Commission Expires: 11/11/2024</p>	<p>STATE OF <u>North Carolina</u> COUNTY OF <u>Buncombe</u></p> <p>I, <u>Sarah Cox</u>, a Notary Public of <u>Buncombe</u> County of the State of <u>North Carolina</u>, do hereby certify that <b>MICHAEL FITZGERALD</b> personally came before me this day and acknowledged that he/she is President of <b>WORTHY PROPERTIES, LLC</b>, and acknowledged, on behalf of <b>WORTHY PROPERTIES, LLC</b>, the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>20<sup>th</sup></u> day of <u>November</u>, 2024.</p> <p>My Commission Expires: <u>11-11-26</u> <u>[Signature]</u> Notary Public</p>
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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**BEING all of Lot 1, as shown on plat entitled "Recombination plat for Lots 13 through 18 Block B of Westwin" and recorded in Book of Plats 77, Page 119, Forsyth County Registry.**

**PROPERTY ADDRESS: 4728 EASTWIN DRIVE, WINSTON SALEM, NC 27104**  
**PARCEL ID #: 6804-49-5476.000**