

**2025009186 00163**

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$4.00**

PRESENTED &amp; RECORDED

03/24/2025 04:51:00 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3854****PG: 1469 - 1470****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$4.00

PARCEL IDENTIFIER NO. 6869155876000

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025  
 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: Lot 25

THIS DEED made this 20th day of March, 2025, by and between

Title Company: *Hockey Title Insurance***GRANTOR****GRANTEE****Shauna Irvin, unmarried**

Mailing Address 4408 Northampton Drive  
 Winston Salem, NC 27105

**Sabas Olmedo Donaciano**

Property Address: 4520 Effie Lane  
 Walkertown, NC 27051

Mailing Address 725 N NC Highway 87  
 Burlington, NC 27217

**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 Walkertown, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 25 as shown on the Map of the Property of Alan Royal, Rickey Lee Lowery, and R. Don Cain, recorded in Plat Book 30 at Page 166, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 4520 Effie Lane Walkertown NC 27051

Parcel ID: 6869155876000

All or a portion of the property herein conveyed (\_\_\_\_) includes or (☒) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3149 at Page 1372.


**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.

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.

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:

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

  
Shauna Irvin

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I certify that Shauna Irvin, 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 20th day of March, 2025

Notary Signature: 

Notary's Printed Name: Christie J. Devine

My Commission Expires: 4/19/2027

[Notarial Seal]

