

2025010906 00128

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$225.00

PRESENTED & RECORDED

04/04/2025 02:18:23 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3856

PG: 2645 - 2647

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$225.00

Parcel Identifier No. 6837-63 -3176.000

This instrument was prepared by: CLINT CALAWAY, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY TO BE PAID BY CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS

ADDRESS: 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 4TH day of April, by and between

GRANTOR

**PHILLIP W. JOHNSON, MARRIED, SUBJECT TO A MEMORANDUM OF POST-NUPTIAL AGREEMENT
RECORDED IN BOOK 2976, PAGE 3869, FORSYTH COUNTY REGISTRY
3338 NOTTINGHAM ROAD, WINSTON-SALEM, NC 27104**

GRANTEE

**NORMA LEONIDES-PINEDA, SINGLE WOMAN
817 EFIRD STREET, WINSTON-SALEM, NC 27103**

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 and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS IF FULLY SET FORTH.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2795, Page 1922, Forsyth County Registry.

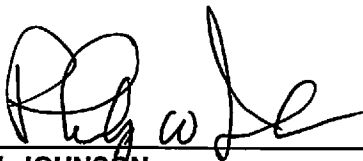
The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

submitted electronically by "Law Office of Clint Calaway"
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 the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal on the day and year first above written.



(SEAL)

PHILLIP W. JOHNSON

(SEAL)

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **PHILLIP W. JOHNSON, MARRIED, SUBJECT TO A MEMORANDUM OF POST-NUPTIAL AGREEMENT RECORDED IN BOOK 2976, PAGE 3869, FORSYTH COUNTY REGISTRY.** Witness my hand and official stamp or seal, this the 4 day of April 2025.

My Commission Expires:

4/30/28

Notary Public

Print Notary Name:

Clinton Calaway

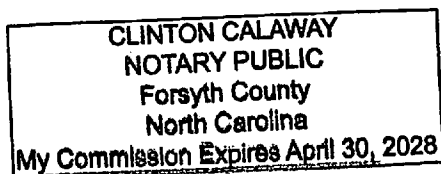


EXHIBIT A

FIRST LOT:

BEGINNING at an iron stake on the north side of Efird Street, the southwest corner of Lot #144; running thence northwardly with the line of said lot corner 175 feet to an iron stake, the southeast corner of Lot #219; thence Eastwardly with the line of said Lot 50 feet to an iron stake the northeast corner of Lot #146; thence Southwardly with the line of said Lot 175 feet to an iron stake in the line of Efird Street; thence Eastwardly with Efird Street 50 feet to an iron stake, the place of BEGINNING. Being known and designated as Lot #145 on the plat of the Ogburn Realty Company Property known as Montview recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Book 1 at Page 106.

SECOND LOT:

BEGINNING at a stake on the north side of Efird Street being the southwest corner of Lot #143; running thence Northwardly with the line of said lot 175 feet to a stake; thence Westwardly with line of Lot #220, 50 feet to a stake thence Southwardly 175 feet from the line of Lot #145 to a stake on Efird Street; thence Eastwardly with Efird Street 50 feet to an iron stake, the place of BEGINNING. Being known and designated as Lot #144 on the plat of Montview recorded in Plat Book 1 at Page 106.