

**2025021388 00024**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$50.00**

PRESENTED &amp; RECORDED

06/24/2025 09:51:33 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3870****PG: 1676 - 1677****NORTH CAROLINA GENERAL WARRANTY DEED**\$50.00

Parcel Identifier No.: 6837-42-7955.000

Return after recording to: 514 S. Stratford Road, Suite 333 Winston Salem, NC 27103

Mail tax bills to Grantee: 605 Efird Street, Winston-Salem, NC 27105

This instrument was prepared by: D. Barrett Burge

Brief description for the Index: Lot No. 64 of Montview Subdivision

THIS DEED made this 24 day of June, 2025, by and between,**GRANTOR**

**EMMA H. ALLEN**  
 (widow)

**GRANTEE****TPR PROPERTIES, LLC**

Mailing Address:  
 605 Efird Street, Winston-Salem, NC 27105

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

**BEING KNOWN AND DESIGNATED** as Lot No. 64 as shown on the Map of Montview which is recorded in Plat Book 1, and page 106 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Tax Parcel Identification: 6837-42-7955.000

Property Address: 544 Efird Street, Winston-Salem, NC 27105

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐, does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired in Book 1023 Page 529 Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 1, Page 106 Forsyth County Registry.

submitted electronically by "D. Barrett Burge"  
 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, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

X Angela Allen (SEAL)  
Emma H. Allen by Angela Allen, AIF

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**CERTIFICATE OF ACKNOWLEDGMENT  
BY ATTORNEY-IN-FACT**

State of North Carolina )  
 )  
County of Forsyth )

I, Shannon Wood, a Notary Public of Forsyth County do hereby certify that **Angela Allen, Attorney-in-Fact for Emma H. Allen**, personally appeared before me this day, and being duly sworn, says that, she executed the foregoing and annexed instrument for and on behalf of **Emma H. Allen**, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Book 3867, Page 332, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; and that said **Angela Allen** acknowledged the due execution of the foregoing and annexed instrument for the purpose therein expressed for and in behalf of said **Emma H. Allen** I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this 10<sup>th</sup> day of June, 2025.

Shannon Wood  
Notary Public Shannon Wood

My Commission expires: 8-9-2025

<p style="text-align: center;">SHANNON WOOD NOTARY PUBLIC Forsyth County North Carolina My Commission Expires <u>8-9-2025</u></p>
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