

2024006729 00080

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$104.00

PRESENTED & RECORDED
03/05/2024 01:13:44 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3795
PG: 3147 - 3148

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$104.00

PARCEL IDENTIFIER NO. 6846-12-1044

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024

THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: GRANTEE

BRIEF DESCRIPTION FOR THE INDEX: Lot #4 as shown on the Map of "Burton B. Byerly Estate"

THIS DEED made this 5th day of March, 2024, by and between

Title Company: *Venture Title, LLC*

GRANTOR	GRANTEE
Thomas E. Penn, Sr. and wife, Veronica Brisbon Penn	Francisco Camacho Ayona, an unmarried man
Mailing Address 4340 Mill Creek Road Winston Salem, NC 27106	Property Address: 2340 Dellabrook Road Winston Salem, NC 27105
	Mailing Address 110 Westerwood Court, Apt. #B Winston Salem, NC 27103

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

Being known and designated as Lot No. 4, Plat Book 2 at page 75, in the office of the Clerk of Superior Court of Forsyth County, North Carolina, reference to said plat being made for a more complete description.

Also being known as Lot #4 as shown on the Map of "Burton B. Byerly Estate" recorded in Plat Book 2 at page 75 in the office of the Clerk of Superior Court of Forsyth County, North Carolina.

Property Address: 2340 Dellabrook Road, Winston Salem, NC 27105

Parcel ID: 6846-12-1044

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

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 1713 at Page 1360.

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.

Thomas E. Penn, Sr.
Thomas E. Penn, Sr.

Veronica Brisbon Penn
Veronica Brisbon Penn

STATE OF NORTH CAROLINA
COUNTY OF ROWAN

I certify that **Thomas E. Penn, Sr. and wife, Veronica Brisbon Penn**, 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 5th day of March, 2024.

Notary Signature: [Handwritten Signature]

Notary's Printed Name: Joshua R. Pinyan

My Commission Expires: October 7, 2027

[Notarial Seal]

