

2022031783 00031FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00PRESENTED & RECORDED
07/06/2022 09:29:50 AM**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: ANGELA BOOE, DPTY

BK: RE 3705**PG: 1036 - 1040****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$170.00

Parcel Identifier No. 6844-19-5620

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Atlas Orange

Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief Description for the Index: Lot 641 & 642, Longview No. 2, PB 1 PG 39-A

THIS DEED made the 29th day of JUNE, 2022, by and between

GRANTOR	GRANTEE
<p>Luther G. Brock Jr. and wife, Rhonda K. Brock</p> <p>Grantor Address: 1264 Twin Oak Drive Winston-Salem, NC 27105</p>	<p>Shawan M. Gabriel (a/k/a Sahwan Machelle Gabriel) and wife, Keisha Gabriel</p> <p>Property Address: 1428 Argonne Boulevard Winston-Salem, NC 27107</p>

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:

See Exhibit "A" attached hereto and incorporated by reference.

The property herein described [] is or [✓] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 2697, Page 3385, Forsyth County Registry.

Submitted electronically by "Orenstein 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.

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 easements, rights of way, and other restrictions of record.

(signatures to follow)

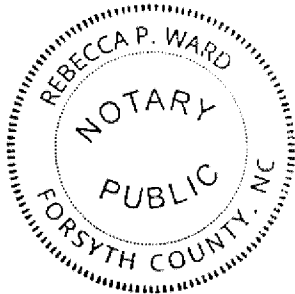
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rhonda K Brock (SEAL)
Rhonda K. Brock

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Rhonda K. Brock personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 29th day of June, 2022.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

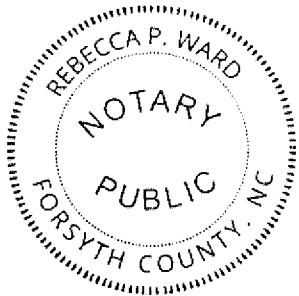
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Luther G. Brock, Jr. (SEAL)
Luther G. Brock, Jr.

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Luther G. Brock Jr. personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 29th day of June, 2022.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

Exhibit "A"

**Property of Shawan M. Gabriel, (a/k/a Sahwan Machelle Gabriel) and Keisha Gabriel,
husband and wife
1428 Argonne Boulevard**

BEING KNOWN AND DESIGNATED AS Lots Nos. 641 and 642, as shown on the Plat of Longview No. 2, as recorded in Plat Book 1, Page 39-A, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 2697, Page 3385, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-19-5620 on the Forsyth County Tax Maps.