

2022035083 00040

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$510.00

PRESENTED & RECORDED
 07/27/2022 10:42:29 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3709

PG: 129 - 133

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$510.00

Parcel Identifier No. 5981-92-1908

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 No. 44, "The Meadows, Section 3", PB 28 PG 194

THIS DEED made the 21 day of July, 2022, by and between

GRANTOR	GRANTEE
<p>Reginald A. Anderson and wife, Allison M. Anderson</p> <p>Grantor Address:</p>	<p>Lawrence T. Mills and wife, Daphne D. Mills</p> <p>Property Address: 3581 Merry Ridge Road Tobaccoville, NC 27050</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 2918, Page 1596, 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)

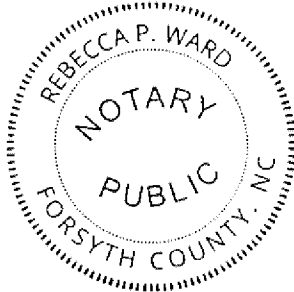
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Reginald A. Anderson (SEAL)
Reginald A. Anderson

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Reginald A. Anderson 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 21 day of July, 2022.



Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

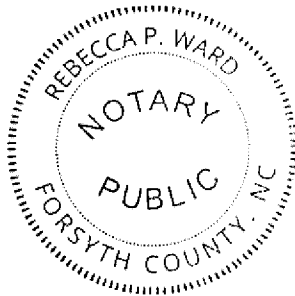
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Allison M. Anderson (SEAL)
Allison M. Anderson

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Allison M. Anderson 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 21 day of July, 2022.



Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

Exhibit "A"

**Property of Lawrence T. Mills and Daphne D. Mills, husband and wife
3581 Merry Ridge Road**

BEING all of Lot No. 44 as shown on a recorded plat entitled "The Meadows, Section 3" as developed by The Fortis Corporation, said map being drawn by Otis A. Jones Surveying Co., Inc., and recorded in Plat Book 28, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

The above described property is subject to the restrictive covenants recorded in Deed Book 1414, Page 0012, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 2918, Page 1596, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5981-92-1908 on the Forsyth County Tax Maps.