

2022043684 00192

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$200.00

PRESENTED & RECORDED
 09/21/2022 04:56:26 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3719
PG: 630 - 634

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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200.00

Parcel Identifier No. 6815-62-0069

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 155, PH Hanes Knitting Co., Sec. 2, PB 17 PG 59

THIS DEED made the 7th day of September, 2022, by and between

GRANTOR	GRANTEE
<p>Marty Lee Collins and wife, Teresa Still Collins</p> <p>Grantor Address: 405 Seaman Street Winston-Salem, NC 27103</p>	<p>TKG Investments Remodeling & Sales, LLC, a North Carolina Limited Liability Company</p> <p>Property Address: 405 Townley Street Winston-Salem, NC 27103</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 subject property was acquired by Richard W. Collins and wife, Susan H. Collins on or about April 6, 1973, by instrument recorded in the Forsyth County Register of Deeds in Book 1043, at Page 120. Susan H. Collins died on or about October 29, 2012 (reference Forsyth County, NC Death Certificate Book 119,

Page 3294). Richard W. Collins died testate on or about November 6, 2013 (reference Forsyth County, NC Death Certificate Book 121, Page 195). The Last Will and Testament of Richard W. Collins devised the subject property to Marty Lee Collins. The Estate of Richard W. Collins is closed (reference Forsyth County, NC Estate File 13 E 2296).

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)

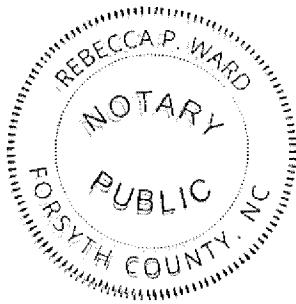
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Marty Lee Collins (SEAL)
Marty Lee Collins

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Marty Lee Collins 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 7th day of September, 2022.



Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

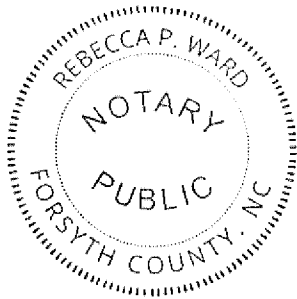
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Teresa Still Collins (SEAL)
Teresa Still Collins

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Teresa Still Collins 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 7th day of September, 2022.



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

Exhibit "A"

**Property of TKG Investments Remodeling & Sales, LLC,
a North Carolina Limited Liability Company
405 Townley Street**

BEING KNOWN AND DESIGNATED as Lot 155 as shown on the Map of Property of P. H. Hanes Knitting Company, Section 2, recorded in Plat Book 17, Page 59 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 1043, Page 120, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6815-62-0069 on the Forsyth County Tax Maps.