

2022056784 00061

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$502.00

PRESENTED & RECORDED

12/30/2022 11:54:52 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON, DPTY

BK: RE 3735**PG: 277 - 281****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$502.00

Parcel Identifier No. 6825-65-0027

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 12, Block 4, West Highlands No. 1, PB 3, PG 13.

THIS DEED made the 28 day of December, 2022, by and between

GRANTOR	GRANTEE
Anne B. Simpson (f/k/a Anne B. Jeffers) and husband, Mark Simpson	CBK Holdings LLC, a North Carolina Limited Liability Company
Grantor Address: 2065 Craig Street Winston-Salem, NC 27103	Property Address: 106 North Hawthorne Road Winston-Salem, NC 27104

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 3182, Page 1592, 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)

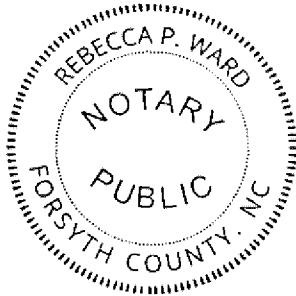
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Anne B. Simpson (SEAL)
Anne B. Simpson, (f/k/a Anne B. Jeffers)

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Anne B. Simpson (f/k/a Anne B. Jeffers) 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 28 day of December, 2022.



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

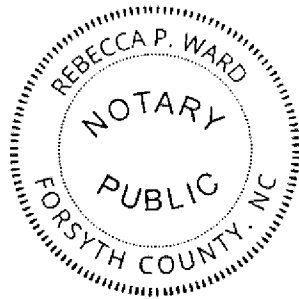
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Mark Simpson (SEAL)
Mark Simpson

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Mark Simpson 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 28 day of December, 2022.



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

Exhibit "A"**Property of CBK Holdings LLC, a North Carolina Limited Liability Company
106 North Hawthorne Road**

BEGINNING at an iron stake on the West side of Runnymede Avenue, said stake being 69.4 feet North of the N.W. intersection of Shallowford Road and Runnymede Avenue, and said iron stake being the N.E. corner of Lot No. 13 in Block No. 4 as shown on the map of West Highlands No. 1, said map being recorded in the Register of Deeds Office of Forsyth County, Book 3, page 13; running thence Northwardly, along the West side of Runnymede Avenue 60 feet to an iron stake in the West line of Runnymede Avenue, said iron stake being the S. E. corner of Lot No. 11 as shown on Block No. 4 of the map of West Highland No. 1; running thence Westwardly along the South line of Lot No. 11 as shown on Block No. 4 of the map of West Highlands No. 1, 144.6 feet to an iron stake in the East side of a 15 foot alley; thence Southwardly along the East side of said 15 foot alley 50 feet to an iron stake, the N. W. corner of Lot No. 13, as shown on Block No. 4 of the Map of West Highlands No. 1; thence Eastwardly along the North line of Lot No. 13 as shown on said Map of West Highland No. 1, Block No. 4, 148.1 feet to an iron stake, the point of BEGINNING. Said lot above described being known and designated as Lot No. 12 as shown on Block No. 4 on Map of West Highlands No. 1, said Map being recorded in the Register of Deeds Office of Forsyth County, in Plat Book No. 3, Page 13, to which reference is hereby had for more definite description of said lot. Runnymede Avenue is now known as North Hawthorne Road.

The subject property is the same as that property described in Deed Book 3182, Page 1592, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6825-65-0027 on the Forsyth County Tax Maps.