

2023006917 00141

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$360.00
 PRESENTED & RECORDED
 03/03/2023 03:42:00 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3743
PG: 431 - 434

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: \$360.00

Parcel Identifier No. 6834-85-3730

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 19, Block 4, WACHOVIA DEVELOPMENT CO., PB 8, PG 81.

THIS DEED made the ____ day of _____, 2023, by and between

GRANTOR	GRANTEE
<p>Mark A. Godfrey (unmarried)</p> <p>Grantor Address: _____</p>	<p>Nathaniel L. Patterson and wife, Alicia D. Walker</p> <p>Property Address: 717 East Devonshire Street 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 ~~X~~ is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3698, Page 3362, Forsyth County Registry.

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.

Mark A. Godfrey (SEAL)
Mark A. Godfrey

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Mark A. Godfrey 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 27 day of Feb, 2023.

RACHEL M STARNES
Notary Public, North Carolina
Guilford County
My Commission Expires
October 16, 2027

Rachel M Starnes
Rachel M Starnes Notary Public
My commission expires: 10/16/27

Exhibit "A"

**Property of Nathaniel L. Patterson and Alicia D. Walker, a married couple
717 East Devonshire Street**

BEING KNOWN AND DESIGNATED as Lot 19, Block 4, as shown on the Map of WACHOVIA DEVELOPMENT CO. as recorded in Plat Book 8 at Page 81 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 3698, Page 3362, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-85-3730 on the Forsyth County Tax Maps.