

**2023007769 00219**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$730.00PRESENTED & RECORDED  
03/10/2023 04:57:02 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3744

PG: 216 - 220

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$730.00

Parcel Identifier No. 6865-70-7174

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 109, Sedge Lake Garden, Sec. 1, PB 32 PG 2

THIS DEED made the 8<sup>th</sup> day of March, 2023, by and between

GRANTOR	GRANTEE
<p><b>Alfred Moore and wife, Marlene T. Johnson-Moore</b></p> <p>Grantor Address: 8 Robin Lynne Court Perry Hall, MD 21128</p>	<p><b>Melissa C. Kallam</b></p> <p>Property Address: 5405 Sedge Lake Court Kernersville, NC 27284</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 3324, Page 1200, 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.

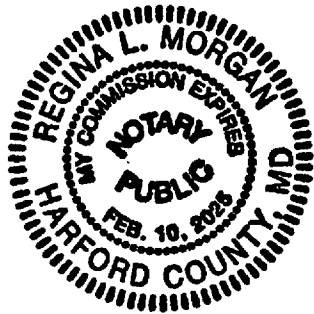
Alfred Moore (SEAL)  
Alfred Moore

STATE OF Maryland  
COUNTY OF Baltimore

I, the undersigned Notary Public, do hereby certify that Alfred Moore 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 8<sup>th</sup> day of March, 2023.

Regina L. Morgan  
Notary Public  
My commission expires: 2/10/2025



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

Marlene T. Johnson-Moore (SEAL)  
Marlene T. Johnson-Moore

STATE OF Maryland  
COUNTY OF Baltimore

I, the undersigned Notary Public, do hereby certify that Marlene T. Johnson-Moore 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 8<sup>th</sup> day of March, 2023.

Regina L. Morgan  
\_\_\_\_\_  
Notary Public  
My commission expires: 2/10/2025



**Exhibit "A"**  
**Property of Melissa C. Kallam**  
**5405 Sedge Lake Court**

BEING KNOWN AND DESIGNATED as Lot 109, as shown on the map of Sedge Lake Garden, Section One, as same is recorded in Plat Book 32, at page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof.

The subject property is the same as that property described in Deed Book 3324, Page 1200, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6865-70-7174 on the Forsyth County Tax Maps.