

2023012454 00095FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$246.00

PRESENTED & RECORDED

04/18/2023 02:12:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3749

PG: 2906 - 2909

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$246.00

Parcel Identifier No. 6838-36-4662

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: Rachel M Starnes, 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: PD: 0.25 acres +/-

THIS DEED made the 18 day of April, 2023, by and between

GRANTOR	GRANTEE
Dreamer Acquisitions LLC	Elizabeth Anne Sherbaugh, a free trader
Grantor Address: 109 Oak Street Kernersville, NC 27284	Property Address: 5715 Old Rural Hall Road Winston-Salem, NC 27105

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 3739, Page 1400, Forsyth County Registry. A Free Trader Agreement including the Grantee was recorded in Book 3749 Page 2226, Forsyth County Registry on the 17th day of April, 2023.

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.

Dreamer Acquisitions LLC, a North Carolina Limited Liability Company

By: William Howard West, President (SEAL)
William Howard West, V, President

STATE OF NC
COUNTY OF Forsyth

I, , a Notary Public, certify that William Howard West, V, President of Dreamer Acquisitions LLC personally came before me this day and acknowledged that he/she is President of Dreamer Acquisitions LLC, a Limited Liability Company, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 18 day of April, 2023.

Rebecca P. Ward
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 07-24-2027

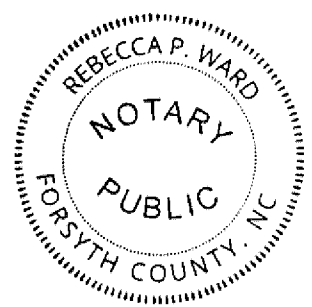


Exhibit "A"
Property of Elizabeth Anne Sherbaugh, a free trader
5715 Old Rural Hall Road

BEGINNING at a stake in Eades corner in the Northeast Margin of the Rural Hall Road which said corner is a Northwest corner of Lot No. 23, and running thence along the East side of the Rural Hall Road North 24° West 75 feet to Coan's corner; running thence North 76° East along Coan's line 150 feet to an iron stake; running thence on a new line South 24° East 75 feet to an iron stake in the North line of Lot No. 23 which is also Eades line; running thence South 76° West 150 feet along Eades line to the place of BEGINNING. The same being a strip 75 feet by 150 feet off the William Barley Marshall and wife, Bertie Frances Marshall, tract of land lying in Middlefork Township, and being a Western 150 feet of Lots 22 and 21 and a Western 150 feet of the South 5 feet of Lot No. 20, all as shown on the Map of D. T. James Property, Section No. 2, recorded in the office of the Register of Deeds of Forsyth County, N. C., in Plat Book 8, Page 178, to which said map reference is hereby made for a full and complete description of said lot.

This Deed is made subject to a 15-foot right-of-way over this land which is now or formerly being used by A. M. Horton leading back from the Rural Hall Road to A. M. Horton's land and which said right-of-way is recorded in Deed Book 575, Page 319. Also made subject to that right of way to the City of Winston-Salem as recorded in Deed Book 2772, Page 890, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3739, Page 1400, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6838-36-4662 on the Forsyth County Tax Maps.