

2023012949 00112FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$694.00PRESENTED & RECORDED
04/21/2023 12:42:48 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3750

PG: 926 - 927

NORTH CAROLINA GENERAL WARRANTY DEEDExcise Tax: \$694.00

Parcel Identifier No. 6875-62-3344.000

Verified by: Forsyth County on the ___ day of ___, By: _____Mail/Box to: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609This instrument was prepared by: Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609Brief description of the Index: LO080 BL5646ETHIS DEED made this 18 day of APRIL, 2023, by and between

GRANTOR(S):	GRANTEE(S):
Dorothy M. Skotcher and Ronald Joseph Goral, wife and husband Forwarding Address: 141 Carvie Smith Road, Kernersville, NC 27284	Opendoor Property Trust I, a Delaware Statutory Trust Mailing Address: 410 North Scottsdale Road, Suite 1600, Tempe, AZ 85281

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, parcel of land or condominium unit situated in the City of Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 80, as shown on the plat entitled THE AUTHORS, SECTION TWO as recorded in Plat Book 38, Page 55 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 1040 Reynolds Price Drive, Kernersville, NC 27284
Parcel ID: 6875-62-3344.000

The property herein described was acquired by Grantor by instrument recorded in Book 3304, Page 1030-1032.

Submitted electronically by "Midtown Property Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed XX includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 38, Page 55.

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:

There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.

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

Dorothy M. Skotcher

Dorothy M. Skotcher

Ronald Joseph Goral

Ronald Joseph Goral

STATE OF NORTH CAROLINA COUNTY OF GUILFORD	SEAL
I, <u>Vincent McKinney</u> , Notary Public, do hereby certify that Dorothy M. Skotcher and Ronald Joseph Goral personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this <u>18</u> day of <u>April</u> , 20 <u>23</u>	
<i>Vincent McKinney</i>	
Official Signature of Notary Printed or typed name of Notary	
My Commission Expires: <u>10/24/</u> , 20 <u>26</u>	