

2023014193 00193

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1550.00

PRESENTED & RECORDED
 05/01/2023 03:55:32 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3751
PG: 3703 - 3706

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: \$1,550.00

Parcel Identifier No. 6899-28-5707 & 6899-28-3910

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 1 + .0482 ac tract, Nathan's View, PB 75 PG 78

THIS DEED made the 12 day of April, 2023, by and between

GRANTOR	GRANTEE
<p>Christine E. Ryals (unmarried)</p> <p>Grantor Address:</p>	<p>Ian Scott Gellman and wife, Breyann Nicole Gellman</p> <p>Property Address: 8788 Van Hoy Road 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 2372, Page 1465, 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)

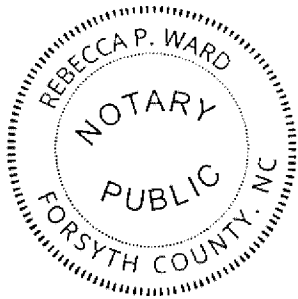
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Christine E. Ryals (SEAL)
Christine E. Ryals

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Christine E. Ryals 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 12 day of April, 2023.



Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

Exhibit "A"

**Property of Ian Scott Gellman and Breyann Nicole Gellman, husband and wife
8788 Van Hoy Road**

Tract One:

BEING ALL of Lot 1 as shown on the Final Plat entitled Nathan's View as recorded in Plat Book 75 at page 78 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. TOGETHER WITH and subject to that 30' non-exclusive perpetual easement and right of way to Van Hoy Road referenced in Deed Book 1549, Page 527 and further referenced in Deed Book 2062, Page 3386 in the Office of the Register of Forsyth County, North Carolina.

Tract Two:

BEGINNING at a 3/4" existing iron pipe on the northerly line of land now or formerly of Douglas C. Murray and Maureen D. Murray as described in Deed Book 2492, Page 1177 of the Forsyth County Register of Deeds and the southeastern corner of land now or formerly of Duke Power Co. as described in Deed Book 1006, Page 155 of the Forsyth County Register of Deeds; thence from said point of beginning along the eastern line of said Duke Power Co. property North 16° 49' 53" West 66.03 feet to an existing 2" PVC pipe; thence North 41° 46' 43" East 10.00 feet to a point; thence South 41° 29' 38" East 97.09 feet; thence along the northern property line of land now or formerly of Christine E. Ryals as described in Deed Book 2372, Page 1465, Forsyth County Register of Deeds North 87° 43' 16" West 51.91 feet to the point and place of BEGINNING, said tract being 0.0482 acres.

The subject property is part of that property described in Deed Book 2372, Page 1465 and Deed Book 3725, Page 1633, Forsyth County Registry and is further designated as Tax Parcel Identifier Numbers 6899-28-5707 & 6899-28-3910 on the Forsyth County Tax Maps.