

**2023014752 00166**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$420.00**

PRESENTED & RECORDED  
 05/04/2023 04:13:00 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: TIMOTHY R WILLIAMS, ASST  
**BK: RE 3752**  
**PG: 1935 - 1939**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Parcel Identifier No. 6827-72-6191.000

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 8 &amp; Pt. 9, Block/Lot 4 of Daltonia No. 3, PB 10 PG 75

THIS DEED made the 28 day of April, 2023, by and between

GRANTOR	GRANTEE
<b>Jarrod William Hudson and wife, Katherine N. Almonte</b>	<b>Calvin Lo (unmarried)</b>
Grantor Address: 1347 East Sprague Street Winston-Salem, NC 27107	Property Address: 4016 Dalton Street 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 3610, Page 195, 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)*

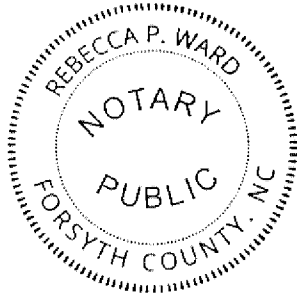
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

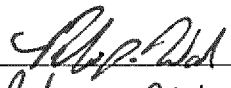
 (SEAL)  
Jarrod William Hudson

STATE OF NC  
COUNTY OF Forsyth


I, the undersigned Notary Public, do hereby certify that Jarrod William Hudson 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 28 day of April, 2023.



  
Rebecca P. Ward Notary Public  
My commission expires: 02-24-2027

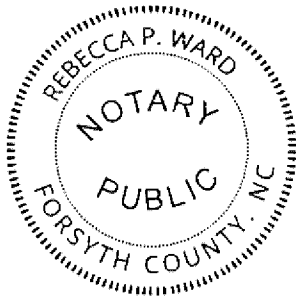
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

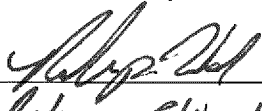
 (SEAL)  
Katherine N. Almonte

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Katherine N. Almonte 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 28 day of April, 2023.



  
Rebecca P. Ward Notary Public  
My commission expires: 02-24-2027

**Exhibit "A"**  
**Property of Calvin Lo, a single man**  
**4016 Dalton Street**

BEGINNING at a point on the western edge of Dalton Street, said point marking the southeastern corner of Lot 7, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the edge of Dalton Street, South 2 deg. 20 min. West 90.00 feet to a point, thence a new line, North 88 deg. 14 min. West 200.00 feet to a point on the eastern edge of Lot 20, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry); thence along the eastern edge of Lot 20 and Lot 19, Daltonia No. 3, Block/Lot 4 (Plat Book 10, Page 75, Forsyth County Registry), North 2 deg. 20 min. East 90.00 feet to a point; thence South 88 deg. 14 min. East 200.00 feet to a point marking the point and place of BEGINNING.

The above described property is all of Lot 8 and northern one-half of Lot 9 in Block/Lot 4 of Daltonia No. 3 recorded in Plat Book 10, Page 75, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3610, Page 195, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6827-72-6191.000 on the Forsyth County Tax Maps.