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2023019517 00120

FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$350.00 PRESENTED & RECORDED

06/09/2023 02:35:01 PM LYNNE JOHNSON REGISTER OF DEEDS BY: CARLA B FLEMING, DPTY

BK: RE 3758 PG: 1447 - 1450

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$350.00

Parcel Identifier No. 6910-77-2937.000			
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	Brief Description for the Index: Lot 7, Accurate Surveying PLLC, PB 74 PG 31		
THIS DEED made the 24 day of May, 2023, by and between			
GF	RANTOR	GRANTEE	
GF	RANTOR	GRANTEE	
GF CSA Property Solu			
CSA Property Solu	itions, Inc.,	Taigh Lanior Goodwin and Bobby Antonio	
	itions, Inc.,		
CSA Property Solu	itions, Inc.,	Taigh Lanior Goodwin and Bobby Antonio	
CSA Property Solu a North Carolina co	itions, Inc.,	Taigh Lanior Goodwin and Bobby Antonio Goodwin, Jr., wife and husband	
CSA Property Solu a North Carolina co Grantor Address:	ntions, Inc., prporation	Taigh Lanior Goodwin and Bobby Antonio Goodwin, Jr., wife and husband Property Address:	
CSA Property Solu a North Carolina co Grantor Address: 1852 Banking Stree	ntions, Inc., orporation t, 9084	Taigh Lanior Goodwin and Bobby Antonio Goodwin, Jr., wife and husband Property Address: 7739 Pine Street	
CSA Property Solu a North Carolina co Grantor Address:	ntions, Inc., orporation t, 9084	Taigh Lanior Goodwin and Bobby Antonio Goodwin, Jr., wife and husband Property Address:	

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 3738, Page 1497, Forsyth County Registry.

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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.

CSA Property Solutions, Inc., a North Carolina Corporation

By: (SEAL)

Gregory Description (SEAL)

STATE OF COUNTY OF CORUM

I, Lettica P. Wand and a Notary Public, certify that Gregory R. Berney, Executive Officer of CSA Property Solutions, Inc., a Corporation, and that he/she, as Executive Officer of CSA Property Solutions, Inc., a Corporation, and that he/she, as Executive Officer, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 24 day of Mull and official Signature of Notary Printed or typed name of Notary Public CAP Wand Official Signature of Notary Public CAP Wand O

Exhibit "A"

Property of Taigh Lanior Goodwin and Bobby Antonio Goodwin, Jr., wife and husband 7739 Pine Street

All of that lot indicated as Lot 7 consisting of 7,493 Sq. Ft. as shown on the survey of Accurate Surveying PLLC prepared for Timothy M. Flinchum dated July 10, 2021 and recorded at Plat Book 74, Page 31 of Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3738, Page 1497, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6910-77-2937.000 on the Forsyth County Tax Maps.