

2023019517 00120FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$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 Index: Lot 7, Accurate Surveying PLLC, PB 74 PG 31

THIS DEED made the 24 day of May, 2023, by and between

GRANTOR	GRANTEE
<p>CSA Property Solutions, Inc., <i>a North Carolina corporation</i></p> <p>Grantor Address: 1852 Banking Street, 9084 Greensboro, NC 27408</p>	<p>Taigh Lanior Goodwin and Bobby Antonio Goodwin, Jr., wife and husband</p> <p>Property Address: 7739 Pine Street Rural Hall, NC 27045</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 3738, Page 1497, 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.

CSA Property Solutions, Inc., a North Carolina Corporation

By: [Signature] (SEAL)
Gregory R. Berney, Executive Officer

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public, certify that Gregory R. Berney, Executive Officer of CSA Property Solutions, Inc. personally came before me this day and acknowledged that he/she is 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 May, 2023.

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

My Commission Expires: 02-24-2027

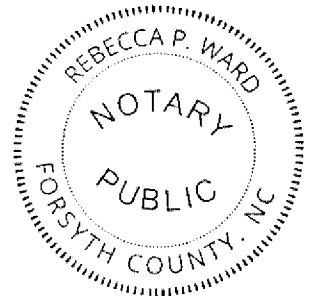


Exhibit "A"

**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.