

2023021456 00075

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$237.00

PRESENTED & RECORDED
06/26/2023 01:27:15 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3760
PG: 2843 - 2846

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$237.00

Parcel Identifier No. 5889-65-3867.000

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: p/o Lot 1, Survey for Middle Cross Baptist Church, PB 57 PG 63

THIS DEED made the 21 day of June, 2023, by and between

GRANTOR	GRANTEE
<p>North Carolina Remodel Masters, Inc., <i>a North Carolina Corporation</i></p> <p>Grantor Address:</p>	<p>TKG Investments Remodeling & Sales, LLC, <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: 8548 Reynolda Road Pfafftown, NC 27040</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 3751, Page 3698, 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.

North Carolina Remodel Masters, Inc., a North Carolina Corporation

By: Chris Collins (SEAL)
Chris Collins, President

STATE OF North Carolina
COUNTY OF Guilford

I, Angela M. Hairston Notary Public, certify that Chris Collins, President of North Carolina Remodel Masters, Inc. personally came before me this day and acknowledged that he/she is President of North Carolina Remodel Masters, Inc., a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 2nd day of June 2023.

Angela M. Hairston

Official Signature of Notary
Printed or typed name of Notary ANGELA M. HAIRSTON

My Commission Expires: 3/04/2024

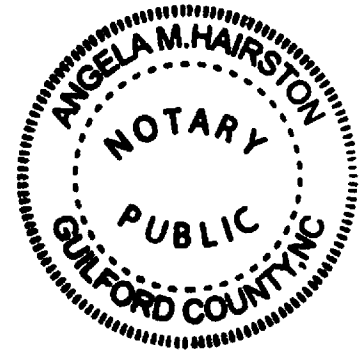


Exhibit "A"**Property of TKG Investments Remodeling & Sales, LLC, a North Carolina Limited Liability Company
8548 Reynolda Road****Tract One:**

BEGINNING at an iron stake in the southern right of way line of NC Highway 67 (Reynolda Road) (width of right of way being 100 feet) at a control corner northing: 885,983.21 easting: 1,586,444.01, said beginning point also being the northeast corner of Seymour L. Norwood as shown in Deed Book 961, page 112, PIN 5889-65-5529 and running thence with Norwood's western boundary South 04° 28' 18" West 317.56 feet to an iron stake, a new corner; thence along a new line North 68° 32' 05" West 181.62 feet to an iron stake, also a new corner; thence along a new line North 18° 26' 24" East 304.63 feet to an iron stake in the southern right of way line of NC Highway 67 (Reynolda Road); thence with the eastern right of way line of Highway 67 South 68° 15' 15" East 104.88 feet to an iron stake, the point and place of beginning; being a 1 acre tract, more or less.

SAVE AND EXCEPT that triangular tract of land from the northwest corner conveyed to The Middle Cross Baptist Church in Book 3751, at Page 3692 and more particularly described as follows: Beginning at an existing 1/2" iron pipe on the southern 100' R/W of Reynolda Road or NC Highway 67, the northwestern corner of Lot 1 of Plat Book 57, Page 63 or Lot 450 of Tax Block 4750, being located N.68-14'50"W. 105.08' from the northeastern corner of Lot 1 of Plat Book 57, Page 63, having NC Grid Coordinates of N=895,983.21 and E=1,586,444.01 based upon NAD 83 (according to Plat Book 57, Page 63); thence with the southern R/W of Reynolda Road, S.68-14'50"E. 15.45' to a 1/2" iron pipe placed; thence on a new line of S.23-22'20"W. 176.72' to an existing 2" iron pipe, on the western line of Lot 1 of Plat Book 57, Page 63, in the line of Lot 16-G of Tax Block 4750; thence with the western line of Lot 1 of Plat Book 57, Page 63, N.18-21'50"E. 176.96' to the place of beginning and containing 1,365 square feet more or less.

Tract Two:

Beginning at a 1/2" iron pipe placed at the southeastern corner of Lot 1 of Plat Book 57, Page 63 or Lot 450 of Tax Block 4750, being located S.4-28'20"W. 317.56' from the northeastern corner of Lot 1 of Plat Book 57, Page 63, having NC Grid Coordinates of N=895,983.21 and E=1,586,444.01 based upon NAD 83 (according to Plat Book 57, Page 63); thence with the southern line of Lot 1 of Plat Book 57, Page 63, N.68-33'50"W. 181.62' to an existing 1/2" iron pipe, the southwestern corner of Lot 1 of Plat Book 57, Page 63; thence on a new lines of S.18-27'40"W. 15.05' to a 1/2" iron pipe placed and S.73-19'E. 181.46' to the place of beginning and containing 1,365 square feet more or less. The above-described property lying in Old Richmond Township, Forsyth County, North Carolina is a portion of Lot 16-G of Tax Block 4750 (See Deed Book 2937, Page 938) and is based upon a survey titled 'Ann Rutledge' by Michael E. Gizinski, L-1540 dated March 13-14, 2023.

The above described two tracts of land are the same as the property described in Deed Book 3751, Page 3698, Forsyth County Registry and is further designated as part of Tax Parcel Identifier Numbers 5889-65-3867 & 5889-65-2943 on the Forsyth County Tax Maps.