

2023024835 00004

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$197.00

PRESENTED & RECORDED
 07/24/2023 08:14:00 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3764
PG: 2937 - 2941

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$197.00

Parcel Identifier No. 6837-77-7204.000

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 Lots 1 & 2, A.T. Cox, PB 9 PG 117

THIS DEED made the 7^m day of July, 2023, by and between

GRANTOR	GRANTEE
<p>Paxton G. Priddy and wife, Angela D. Priddy (f/k/a Angela D. Ward)</p> <p>Grantor Address: 1133 Stamford Club Drive Rural Hall, NC 27045</p>	<p>Exel Ramos-Mendoza (unmarried)</p> <p>Property Address: 1131 Ada Avenue Winston-Salem, NC 27105</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 2260, Page 4543, 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)

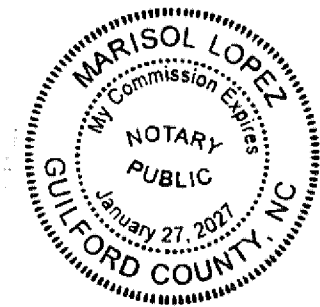
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Angela D Priddy (SEAL)
Angela D. Priddy, (f/k/a Angela D. Ward)

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Angela D. Priddy (f/k/a Angela D. Ward) 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 7th day of July, 2023.



Marisol Lopez
Marisol Lopez Notary Public
My commission expires: 01/27/2027

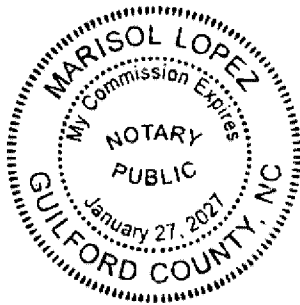
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Paxton G. Priddy (SEAL)
Paxton G. Priddy

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Paxton G. Priddy 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 7th day of July, 2023.



Marisol Lopez
Marisol Lopez Notary Public
My commission expires: 01/27/2027

Exhibit "A"
Property of Exel Ramos-Mendoza (unmarried)
1131 Ada Avenue

Beginning at an iron stake in the north line of 40 foot Ada Avenue, at the southeast corner of lot 85 on the map of A.T. Cox, recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 9 at Page 117; running thence with said north line South 87 degrees 30' East 75 feet to an iron stake a new corner; thence across lots 1 and 2 on said recorded map North 00 degrees 51' East 171.34 feet to an iron stake, another new corner, in the north line of said lot 1; thence with said north line of lot 1, North 87 degrees 46' West 70 feet to an iron stake at the northeast corner of said lot 85; thence with the east line of said lot 85, South 02 degrees 30' West 171.02 feet to the point and place of beginning, being a lot 75 feet in front and 70 feet in the rear and being the west end of said lots 1 and 2 as shown on the said recorded map to which map reference is hereby made for a more particular and definite description.

The subject property is the same as that property described in Deed Book 2260, Page 4543, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6837-77-7204.000 on the Forsyth County Tax Maps.