

**2023024947 00114**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$738.00**

PRESENTED & RECORDED  
 07/24/2023 02:46:01 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST  
**BK: RE 3764**  
**PG: 3509 - 3512**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$738.00

Parcel Identifier No. 6817-46-5930.000

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 12, Sec. 2, Windsor Forest Estates, PB 19 PG 89

THIS DEED made the 17 day of July, 2023, by and between

GRANTOR	GRANTEE
<p><b>Dream Builders WS Construction, LLC,</b>  <i>a North Carolina limited liability company</i></p> <p>Grantor Address:                      8603 N NC Hwy 150, Suite D                      Clemmons, NC 27012</p>	<p><b>Claire Crawford (unmarried)</b></p> <p>Property Address:                      3237 Linda Circle                      Winston-Salem, NC 27106</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 3673, Page 1994, 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.

Dream Builders WS Construction, LLC, a North Carolina Limited Liability Company

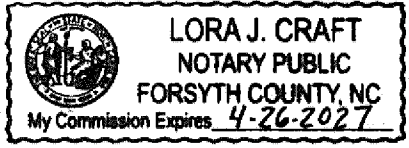
By: [Signature] (SEAL)  
Robert S. Wooten, Managing Member

STATE OF North Carolina  
COUNTY OF Forsyth

I, Lora J. Craft, a Notary Public, certify that Robert S. Wooten, Managing Member of Dream Builders WS Construction, LLC personally came before me this day and acknowledged that he/she is Managing Member of Dream Builders WS Construction, LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 17<sup>th</sup> day of July, 2023.

Lora J. Craft  
Official Signature of Notary  
Printed or typed name of Notary LORA J. CRAFT



My Commission Expires: April 26, 2027

**Exhibit "A"**

**Property of Claire Crawford (unmarried)  
3237 Linda Circle**

**BEING KNOWN AND DESIGNATED AS LOT NO. 12 AND BEING LOCATED ON LINDA CIRCLE, SECTION 2, WINDSOR FOREST ESTATES AS RECORDED IN PLAT BOOK 19, PAGE 89 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, 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 3673, Page 1994, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6817-46-5930.000 on the Forsyth County Tax Maps.