

2023028530 00075

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$232.00

PRESENTED & RECORDED

08/21/2023 01:47:23 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3769

PG: 660 - 663

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$232.00

Parcel Identifier No. 6844-14-3729

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: 0.21 Acres +/-

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

GRANTOR	GRANTEE
Rhonda F. Underwood (widow / unmarried)	Jakeana Paul and Phillip Jackson
Grantor Address:	Property Address: 2509 Peachtree Street Winston-Salem, NC 27107

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.

Rhonda F. Underwood and husband, Rufus Underwood, Jr. acquired the subject property on or about November 28, 1994 by instrument recorded in the Forsyth County Register of Deed in Book 1841, at Page 3755. Rufus Underwood, Jr. died on or about May 7, 1999 (reference Forsyth County, NC Death Certificate —Book 104, Page 3590).

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)

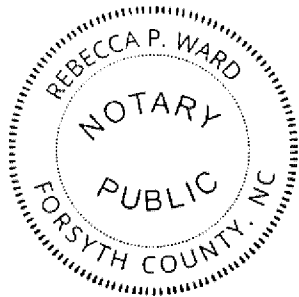
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rhonda F. Underwood (SEAL)
Rhonda F. Underwood

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Rhonda F. Underwood 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 21 day of August, 2023.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

Exhibit "A"

**Property of Jakeana Paul, an unmarried woman, and Phillip Jackson
2509 Peachtree Street**

BEGINNING at an iron stake on the east side of Peachtree Street in Wauhtown, A.Y. Linville's west corner, running with his line Eastwardly 160 feet to an iron pipe in an alley, thence along the west side of said alley southwardly parallel with Peachtree 60 feet to an iron stake, the northwest corner of Mrs. Dorsey's lot, thence west with this line, 160 feet to an iron stake on Peachtree Street, thence along east side of said street 60 feet to the place of beginning.

The subject property is the same as that property described in Deed Book 1841, Page 3755, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6844-14-3729 on the Forsyth County Tax Maps.