

2023029230 00069

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$730.00

PRESENTED & RECORDED
 08/25/2023 12:11:09 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3769

PG: 4297 - 4301

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$730.00

Parcel Identifier No. 6888-68-3706

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 57, PINE KNOLLS, PB 23, PG 191

THIS DEED made the 23 day of August, 2023, by and between

GRANTOR	GRANTEE
<p>David Allen Brown and wife, Crystal Nicole Brown</p> <p>Grantor Address: 181 Chapel Road Stoneville, NC 27048</p>	<p>Brent C. Breedlove and wife, Ashley L. Amoia</p> <p>Property Address: 1090 Foxfire Road Kernersville, NC 27284</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 3394, Page 3561, 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)

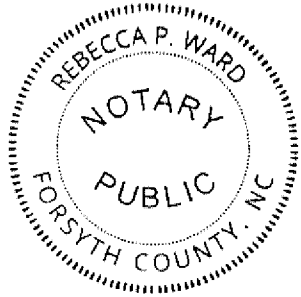
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Crystal Brown (SEAL)
Crystal Nicole Brown

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Crystal Nicole Brown 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 23 day of August, 2023.



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

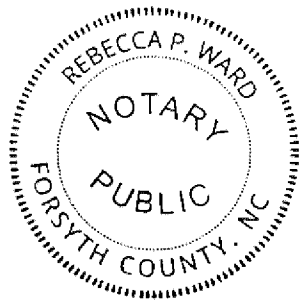
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

David Allen Brown (SEAL)

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that David Allen Brown 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 23 day of August, 2023.



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

Exhibit "A"

**Property of Brent C. Breedlove and Ashley L. Amoia, husband and wife
1090 Foxfire Road**

BEING KNOWN AND DESIGNATED as Lot 57, PINE KNOLLS, as recorded in Plat Book 23, Page 191, in the Office of the Register of Deeds of FORSYTH County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3394, Page 3561, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6888-68-3706 on the Forsyth County Tax Maps.