

**2023029655 00156**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$624.00**

PRESENTED & RECORDED  
 08/29/2023 04:27:58 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE, DPTY  
**BK: RE 3770**  
**PG: 2401 - 2405**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$624.00

Parcel Identifier No. 6807-64-6394.000

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: Rachel M Starnes, 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 21, Forsyth Forest, PB 21 PG 49

THIS DEED made the 29<sup>th</sup> day of August, 2023, by and between

GRANTOR	GRANTEE
<b>Jackson F. Blaylock and wife,            Nicole C. Blaylock</b>	<b>Lia Thibodaux, a single woman, and            Trevor Mimms, a single man</b>
Grantor Address:	Property Address: 3725 Whitehaven Road Winston-Salem, NC 27106

*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 3204, Page 3604, 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)*

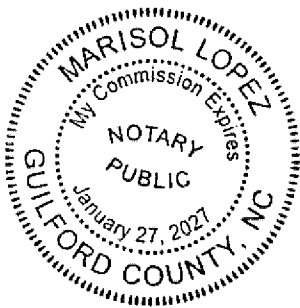
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Jackson F. Blaylock (SEAL)  
Jackson F. Blaylock

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Jackson F. Blaylock 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 29th day of August, 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.

Nicole C. Blaylock (SEAL)  
Nicole C. Blaylock

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Nicole C. Blaylock 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 29<sup>th</sup> day of August, 2023.



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

**Exhibit "A"**

**Property of Lia Thibodaux, a single woman, and Trevor Mimms, a single man  
3725 Whitehaven Road**

BEING KNOWN AND DESIGNATED as Lot 21 of Forsyth Forest Subdivision, as recorded in Plat Book 21, Page 49, 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 3204, Page 3604, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6807-64-6394.000 on the Forsyth County Tax Maps.