

2023029966 00090

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 08/31/2023 12:25:12 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3770
PG: 4241 - 4245

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No. a portion of 6867-15-1108.000

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.***(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)**

Brief Description for the Index: 0.121 acre triangle abutting Darrow Road

THIS DEED made the 30 day of August, 2023, by and between

GRANTOR	GRANTEE
Aaron Michael Day and wife, Brittany Taylor Payne Day	Shawn Prater (unmarried)
Grantor Address: 2092 Darrow Road Winston-Salem, NC 27101	Property Address: 2136 Darrow Road Winston-Salem, NC 27101

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 hereby demise, release, and forever quitclaim 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 Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 3576, Page 3157, Forsyth County Registry.

The purpose of this deed is to complete a conveyance of land that was referenced by an "Agreement Establishing Boundary" recorded at Book 3615, Page 4249, Forsyth County Registry. Further reference to

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.

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

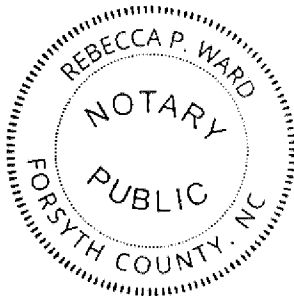
 (SEAL)
Aaron Michael Day


STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Aaron Michael Day 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 30 day of August, 2023.





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

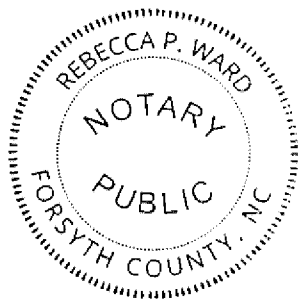
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Brittany TP Payne (SEAL)
Brittany Taylor Payne Day

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Brittany Taylor Payne Day 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 30 day of August, 2023.



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

Exhibit "A"
Property of Shawn Prater (unmarried)

BEGINNING at a 1 inch existing iron pipe in the northwestern margin of the right-of-way of Darrow Road (S.R. 2385, 60' Public Right-of-Way per Plat Book 66, Page 179, and Plat Book 51, Page 41, Forsyth County Registry), said iron pipe being the southernmost point of property now or formerly owned by Shawn Prater (Deed Book 3522, Page 2878, Forsyth County Registry), being the easternmost point of property now or formerly owned by Aaron Michael Day (Deed Book 3576, Page 3157, Forsyth County Registry), and being the northeast corner of the triangular-shaped subject; thence with the northwestern margin of Darrow Road South $41^{\circ} 20' 22''$ West 67.10 feet to a 3/4 inch new iron pipe an eastern line of Day; thence through Day North $44^{\circ} 55' 49''$ West 157.75 feet to a point, said point being in a northeastern line of Day and the southern line of Prater; thence with the southern line of Prater South $68^{\circ} 30' 47''$ East 167.36 feet to an existing iron pipe, the point and place of BEGINNING, and being 0.121 acres more or less, according to an Exempt Plat for Shawn Prater, James R. Caudill, and Ashley B. Caudill, as recorded at Plat Book 71, Page 185, Forsyth County Registry, reference to which is hereby made for a more particular description thereof, and being the southeastern triangular-shaped parcel (abutting Darrow Road) noted for combination with Tax Pin 6867-15-0009 on said plat.

The herein described property is a parcel of land that is owned by Aaron Michael Day and Brittany Taylor Payne Day, that parcel being noted on Forsyth County Tax Maps as tax parcel identifier number 6867-04-3912. This parcel is adjacent to the property of Shawn Prater, and it has already been noted as combined with tax parcel identifier number 6867-15-1108. The purpose of this instrument is to actually remove the described property from the land of Grantor (6867-04-3912) and add the described property to the land of Grantee (6867-15-1108). Neither Grantors nor Grantees intend this conveyance as a subdivision for the purposes of creating an additional building and/or zoning lot.

The subject property is a portion of that property described in Deed Book 3576, Page 3157, Forsyth County Registry and is further designated as a portion of Tax Parcel Identifier Number 6867-15-1108 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

an exchange of triangular parcels was made in a plat recorded at Plat Book 71, Page 185, Forsyth County Registry. While the Agreement Establishing Boundary purported to identify the two parcels exchanged, as referenced on the above plat, no instrument of conveyance actually transferred the subject parcel to the Grantee. The purpose of this instrument is to complete the conveyance and an immediately following combination deed will combine the subject parcel with the Grantee's property (PIN 6867-15-1108, see Book 3522, Page 2878).

It is further noted that the Forsyth County Tax Maps do already show the herein described parcel as combined with the Grantee's property. Insofar as the prior instrument did actually convey the subject property to the Grantee, this instrument shall only serve to ratify and otherwise clarify the ownership of the herein described subject.

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.

Grantor makes no warranty, express or implied as to the title of the Property.

(signatures to follow)