

2023029967 00091

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: 4246 - 4248

NORTH CAROLINA NON-WARRANTY DEED FOR RECOMBINATION

Excise Tax: NTC

Parcel Identifier No. 6867-15-1108

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: 3.353 acres off Darrow Road

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

GRANTOR	GRANTEE
Shawn Prater (unmarried)	Shawn Prater (unmarried)
Grantor Address: 2136 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 purpose of this instrument is to ratify and clarify the recombination of two parcels that are noted as one by instrument recorded at Plat Book 71, Page 185, Forsyth County Registry. Grantors/Grantees intend this conveyance as a recombination of parcels under common ownership and this instrument is not intended to create an additional building/zoning lot. It is noted that the Forsyth County Tax Maps do already show the herein described parcel as combined with the Grantee's property, and the purpose of this instrument is to ratify the same.

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)

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.

Shawn Prater (SEAL)
Shawn Prater

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, Rebecca P. Ward, Notary Public, do hereby certify that Shawn Prater personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 30 day of August, 2023.

Rebecca P. Ward
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward
My Commission Expires: 02-24-2027

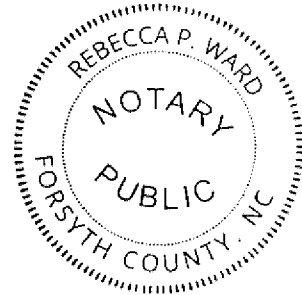


Exhibit "A"
Property of Shawn Prater (unmarried)

BEING ALL OF that subject property identified as "TOTAL AREA 3.353 Ac.±" as found on Plat Book 71, Page 185, Forsyth County Registry, reference to which is hereby made for a more particular description thereof.

The purpose of this instrument is to combine the described property. Neither Grantors nor Grantees intend this conveyance as a subdivision for the purposes of creating an additional building and/or zoning lot.

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.