

2023030856 00065

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$310.00

PRESENTED & RECORDED
 09/08/2023 11:32:30 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3772**PG: 147 - 152**

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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$310.00

Parcel Identifier No. 6823-02-3763.000

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.

Brief Description for the Index: Lot 29, Section 2, Fairview Estates, PB 17 PG 122

THIS DEED made the 6 day of September, 2023, by and between

GRANTOR	GRANTEE
David B. Cook and wife, Donna S. Cook; Debra C. Ashe (unmarried / widow)	Castillo Properties LLC, a North Carolina Limited Liability Company
Grantor Address: 2676 Amesbury Road Winston-Salem, NC 27103	Property Address: 1848 Lake Drive Winston-Salem, NC 27127

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 3624, Page 628, Forsyth County Registry.

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.

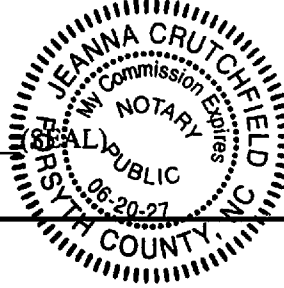
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons 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.

David B. Cook
David B. Cook



STATE OF North Carolina

I, the undersigned Notary Public, do hereby certify that David B. Cook 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.

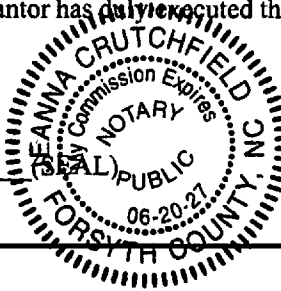
Witness my hand and official seal this 6th day of September, 2023.

Jeanna Crutchfield Notary Public

My commission expires: 06-20-2027

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

Donna S. Cook
Donna S. Cook



STATE OF North Carolina

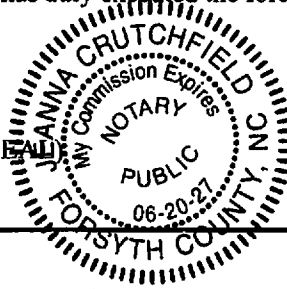
I, the undersigned Notary Public, do hereby certify that Donna S. Cook personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 6th day of September, 2023.

Jeanne Crutchfield Notary Public
My commission expires: 06-20-2027

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

Debra C. Ashe
Debra C. Ashe



STATE OF North Carolina

I, the undersigned Notary Public, do hereby certify that Debra C. Ashe 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 6th day of September, 2023.

Anna Crutchfield

Notary Public

My commission expires: 06-20-2027

Exhibit "A"

**Property of Castillo Properties LLC, a North Carolina Limited Liability Company
1848 Lake Drive**

Being known and designated as Lot# 29 of the Fairview Estates, Section 2, a plat of which is duly recorded in Plat Book 17, page 122, Forsyth County Registry. Reference is made to Plat Book and page for a more particular description.

The subject property is the same as that property described in Deed Book 3624, Page 628, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6823-02-3763.000 on the Forsyth County Tax Maps.