

2023031061 00081

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED

09/11/2023 01:02:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3772**PG: 1490 - 1494****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$450.00

Parcel Identifier No. 6980-80-7633

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 7, Betty Bumgarner Property, PB 36, PG 30

THIS DEED made the 1 day of September, 2023, by and between

GRANTOR	GRANTEE
Lawrence Kirkland III and wife, Andrea Martin Kirkland	Bethany Faith Wright, single woman
Grantor Address: 331 Prise Street Stoneville, NC 27048	Property Address: 6035 Kernersville Road Belews Creek, NC 27009

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 3054, Page 4398, 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.

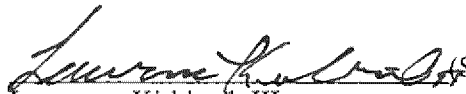
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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)

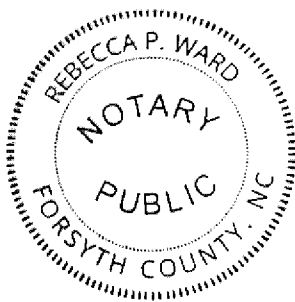
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

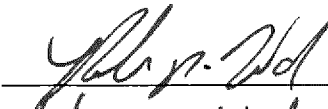
 (SEAL)
Lawrence Kirkland, III

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Lawrence Kirkland III 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 1 day of September, 2023.




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

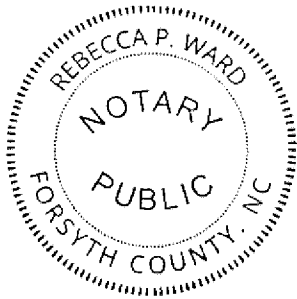
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Andrea Martin Kirkland

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Andrea Martin Kirkland 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 1 day of September, 2023.





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

Exhibit "A"

**Property of Bethany Faith Wright, single woman
6035 Kernersville Road**

Being known and designated as Lot 7, Betty Bumgarner Property as per plat thereof recorded in Plat Book 36, Page 30 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 3054, Page 4398, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6980-80-7633 on the Forsyth County Tax Maps.