

2023031143 00162

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$150.00

PRESENTED & RECORDED
 09/11/2023 03:55:26 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3772
PG: 1878 - 1882

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$150.00

Parcel Identifier No. 6867-14-1841.000 & 6867-14-2683.000

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: .77 ac & Lot 4, "Final Plat for Stephen L. Warden and Shannon P. Warden", PB 67 PG 144

THIS DEED made the 15 day of AUGUST, 2023, by and between

GRANTOR	GRANTEE
<p>Stephen L. Warden and wife, Shannon P. Warden</p> <p>Grantor Address: 2083 Darrow Road Winston-Salem, NC 27101</p>	<p>Jason DeWayne Britt and wife, Keri Prybylo Britt</p> <p>Property Address: 2095 Darrow Road & 2089 Darrow Road Winston-Salem, NC 27101</p>

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 3603, Page 417, 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.

Stephen L. Warden (SEAL)
Stephen L. Warden

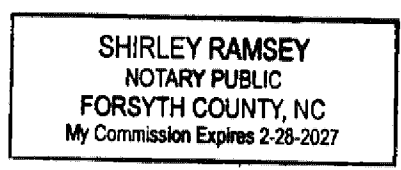
STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Stephen L. Warden 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 15 day of August, 2023.

Shirley Ramsey
Notary Public

My commission expires: 2-28-2027



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

Shannon P. Warden (SEAL)
Shannon P. Warden

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Shannon P. Warden 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 15 day of August, 2023.

Shirley Ramsey
Notary Public

My commission expires: 2-28-2027

SHIRLEY RAMSEY
NOTARY PUBLIC
FORSYTH COUNTY, NC
My Commission Expires 2-28-2027

Exhibit "A"**Property of Jason DeWayne Britt and Keri Prybylo Britt, husband and wife
2095 Darrow Road & 2089 Darrow Road****Tract 1:**

BEGINNING at an iron pipe in the South line of Tract No. 1 as shown on Plat of Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry, said beginning point being N. 87° 17' W. 410.09 ft. from the N.E. corner of Tract No. 3, Plat of Martha Stafford Lands, Plat Book 8, Page 106, Forsyth County Registry, and running thence from said beginning point, a new line S. 46° 50' E. 12.10 ft. to an iron pipe, a new corner; thence another new line with Mabel S. Crutchfield, Tract No. 3, Plat of Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry, S. 43° 10' W. 187.35 ft. to an iron pipe, a new corner; thence another new line with said Mabel S. Crutchfield, Tract No. 3, Plat of Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry N. 46° 50' W. 180 ft. to an iron pipe, a new corner in the right of way margin of Old Belews Creek Road; thence with the right of way margin of said road N. 43° 10' E. 187.35 ft. to an iron pipe, a new corner; thence a new line with Lucy S. Guys, Tract No. 1, Plat of Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry S. 46° 50' E. 167.90 ft. to the place of BEGINNING, containing .77 of an acre, more or less, as surveyed by Otis A. Jones, Registered Surveyor, July 21, 1972 and being carved from the Southern Portion of Tract No. 1 of the Martha Stafford Lands and the Northern portion of Tract No. 3 of the Martha Stafford Lands, Plat Book 8, page 106, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3603, Page 417, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6867-14-1841.000 on the Forsyth County Tax Maps.

Tract 2:

BEING KNOWN AND DESIGNATED as Lot 4 as shown on that plat entitled "Final Plat for Stephen L. Warden and Shannon P. Warden", as recorded in Plat Book 67, at Page 144 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 part of that property described in Deed Book 3343, Page 4016, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6867-14-2683 on the Forsyth County Tax Maps.