

2023032862 00154

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 09/25/2023 04:55:49 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
 BK: RE 3774
 PG: 2011 - 2014

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: **\$0.00**

PARCEL IDENTIFIER NO. 6835-99-0149

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 20____

THIS INSTRUMENT WAS PREPARED BY: **24 HOUR CLOSING**

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS MINT HILL ROAD, MATTHEWS NC 28105

BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this _____ day of September 2023 by and between

GRANTOR	GRANTEE
Julian Wayne Rorie and spouse <u>Harolyn Rorie</u> ; and Kashemi Rorie, a single person	Okanecia Rorie, a single person
Mailing Address: 3751 Sawyer Dr Winston-Salem NC 27105	Property Address: Mailing Address: 834 Rich Ave Winston-Salem NC 27101

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the Forsyth County, State of North Carolina, and more particularly described as follows:

See attached Exhibit A

Submitted electronically by "Pinyan Law Office, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed () includes or (X) does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 965, at Page 512.**

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

 (SEAL)
Julian Wayne Rorie

 (SEAL)
Haroldyn Rorie

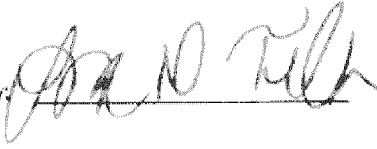
STATE OF North Carolina

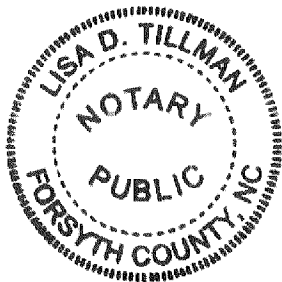
COUNTY OF Forsyth

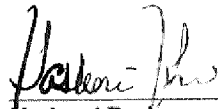
I certify that Julian Wayne Rorie and spouse Haroldyn Rorie, personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument.

Date: 9/17/23

My Commission Expires: 7/28

Signature of Notary: 




Kashemi Rorie (SEAL)

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

I certify that Kashemi Rorie, personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument.

Date: 8-25-23

My Commission Expires: 8-3-26

Signature of Notary: 

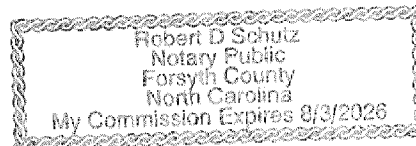


Exhibit A (Legal Description)

Lying and being in the City of Winston-Salem, Forsyth County, North Carolina, and BEGINNING at an iron stake on the west side of Rich Avenue, said point of beginning being 350 feet south of the southwest intersection of Rich Avenue and Ninth Street, it also being the southeast corner of Lot No. 380; running thence along the west line of Rich Avenue south 3° 10' west 50 feet to an iron stake, the northeast corner of Lot No. 376; thence along the north line of Lot No. 376 north 88° west 105 feet to an iron stake on the east side of a 10-foot alley; thence along the east side of said alley north 3° 10' east 50 feet to an iron stake, the southwest corner of Lot No. 380; thence along the south line of Lot No. 380 south 88° east 105 feet to an iron stake on the west side of Rich Avenue, the place of BEGINNING. Being known and designated as Lot No. 378, as shown on the plat of North Cameron Park Addition, plat of said property recorded in Plat Book 8 page 217 (8 sheets), in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

Property Address: 834 Rich Ave Winston Salem NC 27101

Parcel ID: 6835-99-0149