

2023032982 00116

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$480.00

PRESENTED & RECORDED
 09/26/2023 02:36:50 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3774
PG: 2634 - 2638

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$480.00

Parcel Identifier No. 6876-93-7647

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: Rachel M Starnes, 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 37, MCCONNELL II, PH 4E, PB 66 PG 34

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

GRANTOR	GRANTEE
<p>Justin F. Shumate and wife, Presley Shumate</p> <p>Grantor Address: <u>4760 Bell West Dr Kernersville, NC 27284</u></p>	<p>Katherin Whitwam, an unmarried woman</p> <p>Property Address: 108 Davis Meadows Road Kernersville, NC 27284</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:

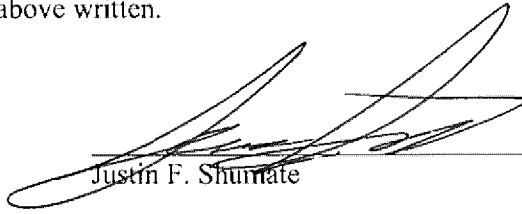
See Exhibit "A" attached hereto and incorporated by reference.

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 3350, Page 2850, 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.

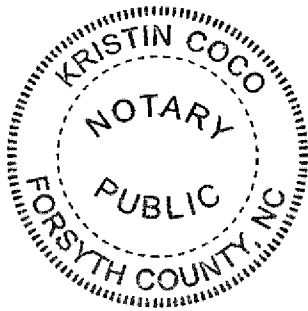
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



Justin F. Shumate (SEAL)

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Justin F. Shumate 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 25th day of Sept, 2023.





Kristin Coco Notary Public
My commission expires: 10/19/25

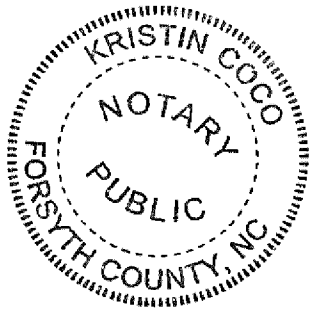
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Presley Shumate (SEAL)
Presley Shumate

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Presley Shumate 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 25th day of Sept., 2023.



Kristin Coco
Kristin Coco Notary Public
My commission expires: 10/19/25

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)

Exhibit "A"

**Property of Katherin Whitwam, an unmarried woman
108 Davis Meadows Road**

BEING KNOWN AND DESIGNATED LOT 37, MCCONNELL II - PHASE 4E, PLAT BOOK 66, PAGE 34, recorded 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 3350, Page 2850, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6876-93-7647 on the Forsyth County Tax Maps.