

2023033297 00048

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

PRESENTED & RECORDED
 09/28/2023 11:38:43 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3774
PG: 4468 - 4471

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Parcel Identifier No. 6847-74-3951

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 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: 0.51 Acres +/-

THIS DEED made the 27 day of September, 2023, by and between

GRANTOR	GRANTEE
<p>Ntier Construction Inc. dba Ntier Homes, <i>a North Carolina corporation</i></p> <p>Grantor Address:</p>	<p>Tracy Uraga-Velasquez (unmarried)</p> <p>Property Address: 4122 Northampton Drive Winston-Salem, NC 27105</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 3673, Page 1021, 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.

Ntier Construction Inc. dba Ntier Homes Inc., a North Carolina Corporation

By: Rowland Anderson General Manager (SEAL)

Rowland Anderson, General Manager

STATE OF NC
COUNTY OF FORSYTH

I, Tammy Cunningham Notary Public, certify that Rowland Anderson, General Manager of Ntier Construction Inc. dba Ntier Homes personally came before me this day and acknowledged that he/she is General Manager of Ntier Construction Inc. dba Ntier Homes, a Corporation, and that he/she, as General Manager, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 27 day of Sept., 2023.

Tammy Cunningham
Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: 5/23/2024

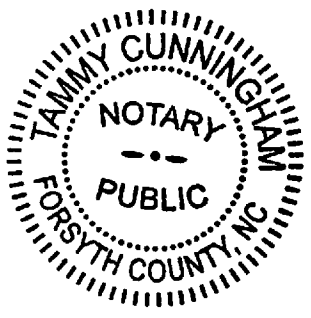


Exhibit "A"
Property of Tracy Uraga-Velasquez, a single woman
4122 Northampton Drive

BEGINNING at an iron stake in the westernmost right-of-way line of Northampton Drive, said stake being the southernmost corner of the property deeded to Ida M.H. Cooper by deed recorded in Book 1118, page 1472 in the Office of the Register of Deeds of Forsyth County, North Carolina, proceeding thence with the westernmost right-of-way line of Northampton Drive, South 17° 15' West 100 feet to an Iron stake, the northeasternmost corner of Joe White; thence with the line of Joe White, North 86° 21' West 227.8 feet to an iron stake, thence North 17° 15' East 100 feet to an iron stake, the southwesternmost corner of said Cooper, thence with the line of said Cooper, South 86° 21' East 227.8 feet to the point of BEGINNING, all being in accordance with an unrecorded survey by Carl F. Beauchamp, R.D.S., dated April 18, 1974, and being in all respects the same property as that deeded to Wesley G. Gardner and wife, Mary F. Gardner by deeds recorded in Deed Books 670 and 722 at pages 339 and 360 respectively in the Office of the Register of Deeds of Forsyth County, North Carolina; also being Lots 7G and 2, Block 3224, as shown on the official tax maps of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3673, Page 1021, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6847-74-3951 on the Forsyth County Tax Maps.