

2023033737 00107

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
 10/02/2023 01:57:06 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3775
PG: 2660 - 2663

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. 6856-06-9231.000

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 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 155, SILVER CHALICE, Sec 2, PB 35 PG 142

THIS DEED made the 2 day of OCTOBER, 2023, by and between

GRANTOR	GRANTEE
<p>Devonne L. Rice (a/k/a Devonne L. Dickey), an unmarried woman</p> <p>Grantor Address:</p>	<p>Chase B. Hinson and wife, Caitlin Freeman</p> <p>Property Address: 3865 Crusade Drive 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 1849, Page 160, 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.

Devonne L. Rice (SEAL)
Devonne L. Rice, (a/k/a Devonne L. Dickey)

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Devonne L. Rice (a/k/a Devonne L. Dickey) 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 2nd day of October, 2023.

RACHEL E. WARD
Notary Public, North Carolina
Guilford County
My Commission Expires
June 01, 2025

Rachel E. Ward
Rachel E. Ward Notary Public
My commission expires: June 1, 2025

Exhibit "A"

**Property of Chase B. Hinson and wife, Caitlin Freeman
3865 Crusade Drive**

BEING KNOWN AND DESIGNATED as Lot No. 155, as shown on the Map of SILVER CHALICE, Section 2, recorded in Plat Book 35, page 142, 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 1849, Page 160, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6856-06-9231.000 on the Forsyth County Tax Maps.