

2023035210 00140FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$770.00PRESENTED & RECORDED
10/13/2023 02:44:32 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3777
PG: 1149 - 1153**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$770.00

Parcel Identifier No. 6817-46-5420

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 16, Windsor Forest, Sec 2, PB 19 PG 89

THIS DEED made the 12 day of October, 2023, by and between

GRANTOR	GRANTEE
Gerald R. Summers and wife, Lysa E. Nevarrez Grantor Address: 4455 Chadwyck Drive Northwest Winston-Salem, NC 27106	David W. Riddick and wife, Renee L. Riddick Property Address: 3223 Linda Circle Winston-Salem, NC 27106

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 3328, Page 4389, 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.

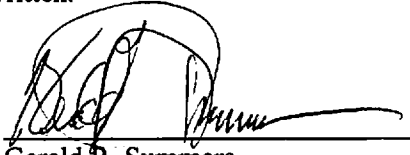
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.




Gerald R. Summers (SEAL)

STATE OF North Carolina
COUNTY OF Rockingham

I, the undersigned Notary Public, do hereby certify that Gerald R. Summers 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 12 day of October, 2023.





Sarah K. Martinez Notary Public
My commission expires: 9.14.2028

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

Lysa E. Nevarrez (SEAL)
Lysa E. Nevarrez

STATE OF North Carolina
COUNTY OF Rockingham

I, the undersigned Notary Public, do hereby certify that Lysa E. Nevarrez 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 12 day of October, 2023.

Sarah K. Martinez

Sarah K. Martinez Notary Public

My commission expires: 9.14.2028

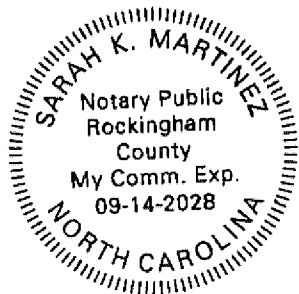


Exhibit "A"

**Property of David W. Riddick and Renee L. Riddick, husband and wife
3223 Linda Circle**

BEING LOT NUMBER 16, ON EAST SIDE OF LINDA CIRCLE, AS SHOWN ON BLUE PRINT ON DEVELOPMENT KNOWN AS WINDSOR FOREST, SECTION 2, RECORDED IN PLAT BOOK 19, PAGE 89, REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR ACCURATE DESCRIPTION.

The subject property is the same as that property described in Deed Book 3328, Page 4389, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6817-46-5420 on the Forsyth County Tax Maps.