

2023036339 00146

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$510.00

PRESENTED & RECORDED

10/24/2023 04:13:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3778

PG: 2855 - 2858

Excise Tax: \$510.00

Tax Info: PIN 6865-71-5235.000

Mail deed & tax bills to: Grantee(s) @ 5001 Plaza on the Lake, Suite 200, Austin, TX 78746

This instrument was prepared by: A. Gregory Schell, Attorney [Without title examination by draftsman.]

Brief Description for the index

Lot 62 of Sedge Lake Gardens, Section Three

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 11 day of October, 2023 by and between

GRANTOR	GRANTEE
RICARDO ORELLANA and spouse, BIANCA ORELLANA Grantor Address: 3601 Maldon Way, Apt 3G High Point, NC 27260	ARMM ASSET COMPANY 2 LLC, A Delaware Limited Liability Company Mailing Address: 5001 Plaza on the Lake, Suite 200 Austin, TX 78746 Property Address: 5100 Toucan Lane Kernersville, NC 27284

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows: **SEE ATTACHED EXHIBIT A**

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3271, Page 3112. A map showing the above described property is recorded in Plat Book 36, Page 29.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2023 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed X does or does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)


RICARDO ORELLANA

(SEAL)


BIANCA ORELLANA

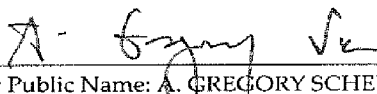
(SEAL)

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that RICARDO ORELLANA, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by him for the purposes stated therein. Witness my hand and official stamp or seal, this the 11 day of October, 2023.


Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2024

SEAL-STAMP

A. GREGORY SCHELL
Notary Public, North Carolina
Forsyth County
My Commission Expires
February 18, 2024

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, A. GREGORY SCHELL, a Notary Public for the aforesaid County and State, do hereby certify that BIANCA ORELLANA, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the 12 day of her, 2023.


Notary Public Name: A. GREGORY SCHELL
My commission expires: 2/18/2024

Exhibit "A"
Property Description

BEING KNOWN AND DESIGNATED as Lot No. 62 as shown on the plat of SEDGE LAKE GARDENS, SECTION THREE as recorded in Plat Book 36, at Page 29, Forsyth County Registry, reference to which is hereby made for a more particular description.

Parcel ID: 6865-71-5235.000

Property Address: 5100 Toucan Lane, Kernersville, NC 27284