

2023036849 00152

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
 10/27/2023 03:55:00 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPT
BK: RE 3779
PG: 1126 - 1130

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No. 6835-76-0586

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 8, Wheeler Addition, PB 1 PG 12

THIS DEED made the 20 day of October, 2023, by and between

GRANTOR	GRANTEE
<p>Jessica Helper Hurtado and husband, Reynaldo Hurtado</p> <p>Grantor Address: 277 Torrance Drive Winston-Salem, NC 27106</p>	<p>Jeffrey L. Haynes (unmarried)</p> <p>Property Address: 132 Wheeler Street 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 3759, Page 479, 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.



Reynaldo Hurtado

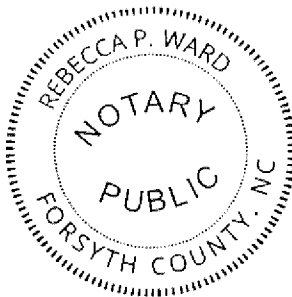
(SEAL)

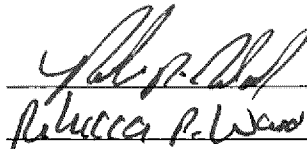
STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Reynaldo Hurtado 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 26 day of October, 2023.






Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

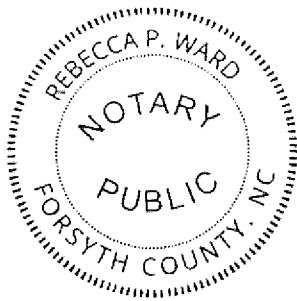
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Jessica Helper Hurtado

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Jessica Helper Hurtado 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 26 day of October, 2023.



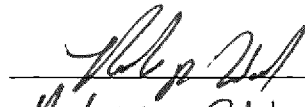

Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

Exhibit "A"
Property of Jeffrey L. Haynes (unmarried)
132 Wheeler Street

Situated on the West side of Wheeler Street in the property known as Wheeler Addition. BEGINNING at an iron stake the S. E. corner of Lot No. 7; running thence Westwardly with the line of Lot No. 7, 144.45 ft. to an iron stake; thence Southwardly 50 ft. to an iron stake; thence Eastwardly 144.45 ft. to an iron stake on Wheeler Street; thence Northwardly with Wheeler Street to the point of BEGINNING. Being known and designated on the plat of the lands of Wheeler Addition as Lot No. 8. For a more particular description reference is hereby made to said plat. See Plat Book 1, page 12, Register of Deeds Office, Forsyth County, N. C. For further reference see Deed Book 119, page 443, Register of Deeds Office, Forsyth County, N. C.

SAVE AND EXCEPT from the above described tract, a strip 50 x 0.4 x 50.1 x 3.6 feet off of the West end of Lot No. 8, Wheeler Addition, sold to the City of Winston-Salem, December 18, 1926, recorded in Book 271, page 98, in the Office of the Register of Deeds for Forsyth County, N. C..

FURTHER SAVE AND EXCEPT a portion of the above described tract as reference in the Deed for Highway Right of Way recorded in Book 2975, at Page 710 in the Forsyth County Register of Deeds and further described as follows: Point of beginning being the southwest corner of the undersigned, and being N 69°56'46" E, 31.95 feet from of a Point in the Center Line of -MLK-, Sta. 82+00; thence along a circular curve 51.2 feet (15.60 meters) and having a radius of 920.0 feet (280.42 meters). The chord of said curve being on a bearing of S 01°46'09" E, a distance of 51.2 feet (15.60 meters); thence to a point on a bearing of S 88°59'18" E, a distance of 8.7 feet (2.64 meters); thence along a circular curve 30.9 feet (9.42 meters) and having a radius of 675.2 feet (205.80 meters). The chord of said curve being on a bearing of N 00°47'50" E, a distance of 30.9 feet (9.42 meters); thence to a point on a bearing of N 02°06'32"E, a distance of 20.1 feet (6.13 meters); thence to a point on a bearing of N 88°28'28" W, a distance of 11.4 feet (3.48 meters); returning to the point and place of beginning.

The subject property is the same as that property described in Deed Book 3759, Page 479, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6835-76-0586 on the Forsyth County Tax Maps.