

2023036916 00022FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1150.00PRESENTED & RECORDED
10/30/2023 09:49:25 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3779
PG: 1456 - 1459**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1,150.00

Parcel Identifier No. 6867-15-1108.000

Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail to: Grantee *e Address Below*

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: 3.353 acres off Darrow Road

THIS DEED made the 23RD day of OCTOBER, 2023, by and between

GRANTOR	GRANTEE
<p>Shawn Prater (unmarried)</p> <p>Grantor Address:</p>	<p>JONATHAN DAVID FAITHFUL AND WIFE, JENNY FAITHFUL</p> <p>Property Address: 2136 Darrow Road 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 [X] is not the primary residence of the Grantors.

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.

submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Shawn Prater (SEAL)
Shawn Prater

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Shawn Prater 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 23 day of October, 2023.

Rebecca P. Ward
Notary Public

My commission expires: 02-24-2027

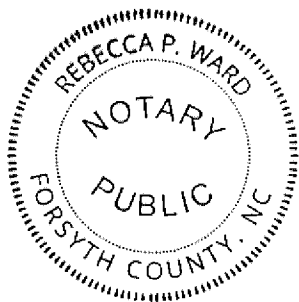


Exhibit "A"
Property of Jonathan Faithful
2136 Darrow Road

BEING ALL OF that subject property identified as "TOTAL AREA 3.353 Ac.±" as found on Plat Book 71, Page 185, Forsyth County Registry, reference to which is hereby made for a more particular description thereof.

Conveyed herewith is that certain 20' sewer easement described at Deed Book 3563, Page 3919, Forsyth County Registry, reference to which is hereby made for a more particular description thereof.

The subject property is the same as that property described in Deed Book 3770, Page 4246, Forsyth County Registry and is further designated as Tax Parcel Identifier 6867-15-1108.000 Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.