

2023037175 00083

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$430.00

PRESENTED & RECORDED
 10/31/2023 12:45:35 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3779
PG: 2976 - 2979

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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$430.00

Parcel Identifier No. 6980-87-4319.000

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: 1.00 ac +/-, Kernersville Rd

THIS DEED made the 27 day of October, 2023, by and between

GRANTOR	GRANTEE
<p>Suzanne P. Murray (unmarried)</p> <p>Grantor Address: 8919 Parham Pines Trail Belews Creek, NC 27009</p>	<p>Sonya L. Cox</p> <p>Property Address: 6809 Kernersville Road Belews Creek, NC 27009</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 1952, Page 32, Forsyth County Registry.

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)

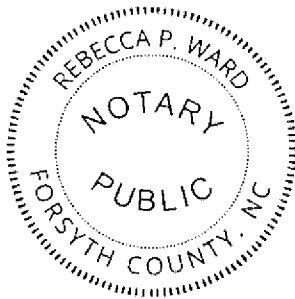
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Suzanne P. Murray (SEAL)
Suzanne P. Murray

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Suzanne P. Murray 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 27 day of October, 2023.



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

Exhibit "A"
Property of Sonya L. Cox
6809 Kernersville Road

Beginning at an existing iron pin on the eastern right-of-way of Kernersville Rd. (S.R. 1962) at the southwest corner of the Glenn Ray Fulton property as described in Deed Book 1854 Page 3569 of the Forsyth County Registry, said iron also being South 21 degrees 34' 25" East 1.74 feet from an existing concrete right-of-way marker, THENCE with the southern line of the Glenn Ray Fulton property South 88 degrees 03' 21" East for a distance of 212.36 feet to a new iron pin, said new iron being North 88 degrees 03' 21" West 109.29 feet from an existing iron pin at the southeast corner of the Glenn Ray Fulton property; THENCE with a new line South 21 degrees 54' 06" East for a distance of 181.34 feet to a new iron pin; THENCE with a new line South 68 degrees 05' 54" West for a distance of 194.23 feet to a new iron pin on the eastern right-of-way of Kernersville Rd., said iron being North 67 degrees 57' 41" East 10.00 feet from an existing concrete right-of-way marking; THENCE with the Eastern right-of-way of Kernersville Rd. North 21 degrees 54' 06" West for a distance of 267.19 feet to the Point and Place of Beginning and containing 1.000 acres more or less as shown on Survey for Suzanne Lee Parham Murray by Mitcham & Associates, P.A. dated May 10, 1997.

The subject property is the same as that property described in Deed Book 1952, Page 32, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6980-87-4319.000 on the Forsyth County Tax Maps.