

2023038877 00038

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$290.00

PRESENTED & RECORDED
 11/15/2023 10:12:33 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3781
PG: 2753 - 2756

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: \$290.00

Parcel Identifier No. 6834-69-0030

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 18, Dixie Heights, PB 3 PG 17

THIS DEED made the 14TH day of November, 2023, by and between

GRANTOR	GRANTEE
<p>Stratosphere Investments LLC (a/k/a Stratosphere Investments, LLC)</p> <p>Grantor Address: PO Box 481 Bolivia, NC 28422</p>	<p>Delphine Vowell</p> <p>Property Address: 356 Dixie Broadway Winston-Salem, NC 27127</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 3678, Page 3702, 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.

Stratosphere Investments LLC (a/k/a Stratosphere Investments, LLC), a North Carolina Limited Liability Company

By: [Signature] (SEAL)
Stephen Franks, Manager/Partner

STATE OF NC
COUNTY OF Brunswick

I, Chelsie J Jones, a Notary Public, certify that Stephen Franks, Manager/Partner of Stratosphere Investments LLC (a/k/a Stratosphere Investments, LLC) personally came before me this day and acknowledged that he/she is Manager/Partner of Stratosphere Investments LLC (a/k/a Stratosphere Investments, LLC), a Limited Liability Company, and that he/she, as Manager/Partner, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 9 day of NOV, 2023.

[Signature]
Official Signature of Notary
Printed or typed name of Notary
Chelsie J Jones
My Commission Expires: July 4, 2027

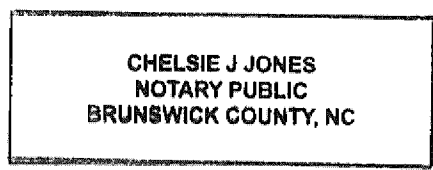


Exhibit "A"
Property of Delphine Vowell,
356 Dixie Broadway

BEGINNING at a point on the South side of Dixie Broadway Street 483.5 feet West of the Southwest Intersection of Dixie Broadway and Vargrave Street and running thence South 133.7 feet West to an iron stake, thence in a Westwardly direction 40 feet to an iron stake, thence in a Northwardly direction 133 feet to an iron stake in the South Side of Dixie Broadway Street, thence in an Eastwardly direction 40 feet along the South side of Dixie Broadway Street to the place of BEGINNING. Being known and Designated as Lot 18 on the Plat of Dixie Heights which is recorded in Plat Book 3, at Page 17, Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made.

The subject property is the same as that property described in Deed Book 3678, Page 3702, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6834-69-0030 on the Forsyth County Tax Maps.