

**2023039202 00165**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$490.00**

PRESENTED & RECORDED  
 11/16/2023 03:45:11 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3782**  
**PG: 156 - 160**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$490.00

Parcel Identifier No. 6876-93-6803

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: Rachel M Starnes, 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 51, MCCONNELL II - BUILDING 10, PB 64, PG 89

THIS DEED made the 16 day of 11, 2023, by and between

GRANTOR	GRANTEE
<p><b>Tyler Johnston and wife, Amber Johnston</b></p> <p>Grantor Address:</p>	<p><b>Edwin Wittmer and wife, Patricia Wittmer</b></p> <p>Property Address: 111 Tilleys Grove Kernersville, NC 27284</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 3450, Page 600, 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.

Tyler Johnston (SEAL)

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Tyler Johnston 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 16 day of 11, 2023.

Rachel M Starnes  
Notary Public  
My commission expires: 10/16/27

RACHEL M STARNES  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
October 16, 2027

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

Amber Johnston (SEAL)  
Amber Johnston

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Amber Johnston 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 16 day of 11, 2023.

Rachel M Starnes  
Rachel M Starnes Notary Public  
My commission expires: 10/16/27

RACHEL M STARNES  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
October 16, 2027

**Exhibit "A"**

**Property of Edwin Wittmer and wife, Patricia Wittmer  
111 Tilleys Grove**

BEING KNOWN AND DESIGNATED AS LOT 51, FINAL PLAT OF MCCONNELL II - BUILDING 10, RE-DIVISION OF PHASE 4B, PLAT BOOK 64, PAGE 89, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The subject property is the same as that property described in Deed Book 3450, Page 600, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6876-93-6803 on the Forsyth County Tax Maps.