

**2023040679 00139**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$625.00**

PRESENTED & RECORDED  
 11/30/2023 02:16:26 PM

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

**BK: RE 3783**  
**PG: 3591 - 3595**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$625.00

Parcel Identifier No. 6888-57-9529

Verified by \_\_\_\_\_ County on the 28 day of November, 2023

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 7, Map of Pine Knolls, PB 23 PG 191

THIS DEED made the 28 day of November, 2023, by and between

GRANTOR	GRANTEE
<p><b>Alton Dale Rumpfelt and wife,                      Tamera Dambrosio Rumpfelt                      (a/k/a Tamera D'Ambrosio Rumpfelt)</b></p> <p>Grantor Address:                      34545 Highway 20 Southeast                      Albany, OR 97322</p>	<p><b>Brandon Joel Ward and wife,                      Sasha Kewish</b></p> <p>Property Address:                      1040 Pine Knolls Road                      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 3163, Page 415, 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.

Alton Dale Rumfelt (SEAL)  
Alton Dale Rumfelt

STATE OF Oregon  
COUNTY OF Lin

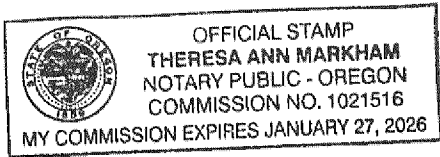
I, the undersigned Notary Public, do hereby certify that Alton Dale Rumfelt personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 28 day of November, 2023.

[Signature]

\_\_\_\_\_  
Notary Public

My commission expires: 1.27.26



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

Tamera Dambrosio Rumfelt (SEAL)  
Tamera Dambrosio Rumfelt, (a/k/a Tamera D'Ambrosio Rumfelt)

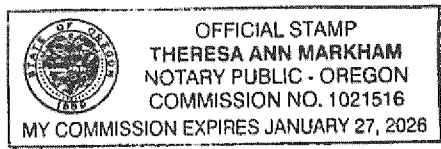
STATE OF Oregon  
COUNTY OF Wasco

I, the undersigned Notary Public, do hereby certify that Tamera Dambrosio Rumfelt (a/k/a Tamera D'Ambrosio Rumfelt) 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 28 day of November, 2023.

[Signature]

\_\_\_\_\_  
Notary Public  
My commission expires: 1.27.26



**Exhibit "A"**

**Property of Brandon Joel Ward and Sasha Kewish, husband and wife  
1040 Pine Knolls Road**

BEING known and designated as Lot Number 7 as shown on the Map of Pine Knolls recorded in Plat Book 23, Page 191 (2) in the Office of the Register of Deals 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 3163, Page 415, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6888-57-9529 on the Forsyth County Tax Maps.