

2023040825 00078

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$420.00

PRESENTED & RECORDED
 12/01/2023 11:43:48 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3783
PG: 4459 - 4462

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$420.00

Parcel Identifier No. 6838-27-9241

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 3, Pinebrook Manor Sec 1, PB 32 PG 124

THIS DEED made the 29 day of November, 2023, by and between

GRANTOR	GRANTEE
<p>Tanya D. Hailey, a single woman</p> <p>Grantor Address:</p>	<p>Lindsey Nicole Bourbonais, a single woman, and Ethan Douglas Brinson, a single man</p> <p><i>As Joint Tenants with Right of Survivorship</i></p> <p>Property Address: 200 Creeksedge Court Winston-Salem, NC 27105</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 1721, Page 285, 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)

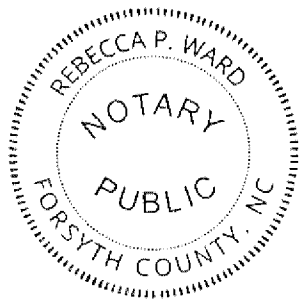
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Tanya D. Hailey (SEAL)
Tanya D. Hailey

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Tanya D. Hailey 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 29 day of November, 2023.



Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

Exhibit "A"

**Property of Lindsey Nicole Bourbonais, a single woman, and Ethan Douglas Brinson, a single man
200 Creeksedge Court**

BEING KNOWN AND DESIGNATED as Lot 3, Pinebrook Manor, Section 1, as shown on plat recorded in Plat Book 32, Page 124, Forsyth County Registry, to which reference is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 1721, Page 285, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6838-27-9241 on the Forsyth County Tax Maps.