

2024000404 00001

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$147.00

PRESENTED & RECORDED
 01/05/2024 08:09:55 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3788

PG: 690 - 699

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$147.00

Parcel Identifier No. 6828-54-4854.000

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: _____

THIS DEED made the 2 day of January, 2024, by and between

GRANTOR	GRANTEE
Stephen C. Brown, by general guardian, Judy Patterson Susan Hackett and spouse, John Hackett; Michael Brown and spouse, Starla A. Brown; Judy Patterson and spouse, Guy Patterson	Elizabeth Jean Fink (unmarried)
Grantor Address: 5329 McLeansville Road McLeansville, NC 27301	Property Address: 211 Oak Summit Road Winston-Salem, NC 27105

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:

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.

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 Grantors by instrument recorded in Book 3379, Page 2107, Forsyth County Registry. The sale of the interest of Stephen C. Brown is made pursuant to a court order filed at 23 SP 403, Forsyth County Registry, reference to which is hereby made for a more thorough explanation of the same.

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.

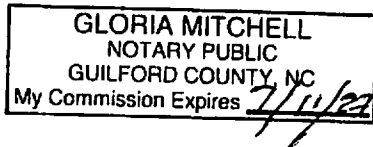
Judy Patterson REP (SEAL)

Judy Patterson as General Guardian for Stephen C. Brown (a/k/a Stephen Clinton Brown)
pursuant court order at 23 SP 403

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Judy Patterson, appearing as General Guardian for Stephen C. Brown, 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 2nd day of January, 2024.



Gloria Mitchell

Gloria Mitchell Notary Public

My commission expires: 7/11/2027

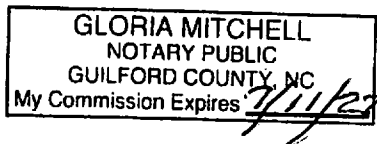
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Susan Hackett (SEAL)
Susan Hackett

STATE OF North Carolina
COUNTY OF Guilford


I, the undersigned Notary Public, do hereby certify that Susan Hackett 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 2nd day of January, 2024.



Gloria Mitchell
Gloria Mitchell Notary Public
My commission expires: 7/11/2027

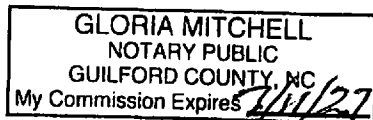
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

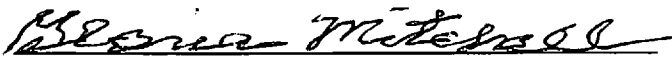
 (SEAL)
John Hackett

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that John Hackett 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 2nd day of January, 2024.




Gloria Mitchell Notary Public
My commission expires: 7/11/2027

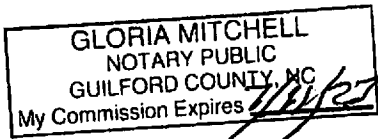
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Michael Brown (SEAL)
Michael Brown

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Michael Brown 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 2nd day of January, 2024.



Gloria Mitchell
Gloria Mitchell Notary Public
My commission expires: 7/11/2027

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

Starla A. Brown (SEAL)
Starla A. Brown

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Starla A. Brown 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 2nd day of January, 2024.



Gloria Mitchell
Gloria Mitchell Notary Public
My commission expires: 7/11/2027

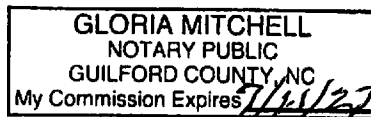
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Judy Patterson (SEAL)
Judy Patterson

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Judy Patterson 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 2nd day of January, 2024.



Gloria Mitchell
Gloria Mitchell Notary Public
My commission expires: 7/11/2027

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

Guy Patterson (SEAL)
Guy Patterson

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Guy Patterson 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 2nd day of January, 2024.



Gloria Mitchell

Gloria Mitchell Notary Public

My commission expires: 7/11/2027

Exhibit "A"**Property of Elizabeth Jean Fink, an unmarried person
211 Oak Summit Road**

BEGINNING at an iron stake located in the North right of way line of Oak Summit Road, said iron-stake being the Southwest corner of Lot #35 of Dogwood Crest as recorded in Plat Book 14, Page 09, Forsyth County Registry; thence with the West lines of Lots 35, 33, 32, 31, 30, 29, 28, 27 and 26 of said development, North $03^{\circ} 17'$ West 866.10 feet to an iron stake; thence with the right of way of U.S. Highway #52 South $13^{\circ} 12' 07''$ East a chord distance of 522.50 feet to an iron stake; thence South $09^{\circ} 18'$ East 91.02 feet to an iron stake; thence South $09^{\circ} 09'$ East 30.83 feet to an iron stake; then South $88^{\circ} 35'$ East 16.36 feet to an iron stake; thence South $03^{\circ} 17'$ East 61.57 feet to an iron stake; thence South $09^{\circ} 04' 23''$ East 162.18 feet to a monument in the North right of way line of Oak Summit Road; thence with said right of way South $86^{\circ} 43'$ West 106.36 feet to an iron stake, the point and place of beginning, and containing 1.306 acres, more or less, all according to a survey by Dan W. Donathan dated June 29, 1990. Said property being further described as Lots 11F, 11G, and 11E, as shown on the Forsyth County Tax Map, Block 3446, and being all of the property described in Deed Book 1164, Page 854, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3379, Page 2107, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6828-54-4854.000 on the Forsyth County Tax Maps.