

2024001747 00098

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
 01/19/2024 01:43:05 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3789
PG: 2919 - 2922

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: \$500.00

Parcel Identifier No. 6856-16-3471

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 502 Silver Chalice Section I-A PB 35 PG 175

THIS DEED made the 19 day of January, 2024, by and between

GRANTOR	GRANTEE
<p>Patricia S. Gold (widow / unmarried)</p> <p>Grantor Address: 764 Rose Blvd. Nashville, NC 27856</p>	<p>Daniel Baggerly and wife, Kimberly Baggerly</p> <p>Property Address: 3913 Silver Chalice Drive Winston-Salem, NC 27101</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 subject property was acquired by Daniel E. Gold and wife, Patricia S. Gold on or about June 30, 1997, by instrument recorded in the Forsyth County Register of Deeds in Book 1953, at Page 4012. Daniel E. Gold died on or about November 2, 2022 (reference Forsyth County, NC Death Certificate Book 133, Page 1277).

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.

Kimberly Gold Shores, Agent (SEAL)
Patricia S. Gold by Kimberly Gold Shores, Agent

Kandice Gold Hendricks, Agent (SEAL)
Patricia S. Gold by Kandice Gold Hendricks (a/k/a Kanice Gold Hendricks), Agent

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Kimberly Gold Shores and Kandice Gold Hendricks (a/k/a Kanice Gold Hendricks), serving as Co-Agentss for Patricia S. Gold pursuant to a Power of Attorney recorded at Book 3757, Page 468, Forsyth County Registry, 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 19 day of January, 2024.



Kami L. Keaton
Kami L. Keaton Notary Public
My commission expires: 10-22-2028

Exhibit "A"

**Property of Daniel Baggerly and Kimberly Baggerly, husband and wife
3913 Silver Chalice Drive**

BEING KNOWN AND DESIGNATED as Lot 502 of Silver Chalice, Section 1-A, (Revision of Lots 5, 6, and 7, of Silver Chalice) as shown on a map and plat of same which is recorded in Plat Book 35, Page 175, 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 1953, Page 4012, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6856-16-3471 on the Forsyth County Tax Maps.