

2024005223 00045

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$304.00

PRESENTED & RECORDED
 02/21/2024 11:40:34 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3793
PG: 3254 - 3257

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: \$304.00

Parcel Identifier No. 6819-26-9005

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 31, J.C. Vestal Prop, Sec. 2, PB 17 PG 201

THIS DEED made the 20th day of February, 2024, by and between

GRANTOR	GRANTEE
Deborah Stone Rogers (widow/unmarried)	Nelson Omar Perez Chamu (unmarried)
Grantor Address: <u>526 Braekberry Heights Crossing</u> <u>Apt 1003 Winston Salem, NC 27106</u>	Property Address: 1258 Martha Avenue Rural Hall, NC 27045

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 Boyce Glenn Rogers, Jr. on or about May 27, 1983, by instrument recorded in the Forsyth County Register of Deeds in Book 1398, at Page 1376. Boyce Glenn Rogers, Jr. died testate on or about February 14, 2021 (reference Guilford County, NC Death Certificate Book 310, Page 1940). The Last Will and Testament of Boyce Glenn Rogers, Jr. devised the subject property to

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

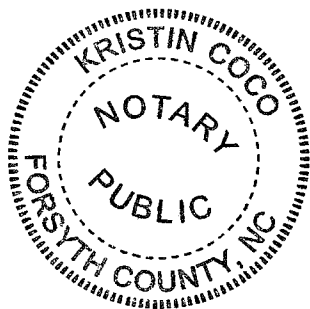
Deborah Stone Rogers (SEAL)
Deborah Stone Rogers

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Deborah Stone Rogers 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 20th day of February, 2024.

Kristin Coco
Kristin Coco Notary Public
My commission expires: 10/19/25



Deborah Stone Rogers. The Estate of Boyce Glenn Rogers, Jr. is closed (reference Forsyth County, NC Estate File 22 E 278).

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)

Exhibit "A"
Property of Nelson Omar Perez Chamu (unmarried)
1258 Martha Avenue

Lying and being in Bethania Township, Forsyth County, North Carolina, and being known and designated as Lot No. 31 as shown on the map of J.C. Vestal Property, Section No. 2, as recorded in Plat Book 17, Page 201, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

Subject to Restrictive Covenants as recorded in Deed Book 727, Page 41, in the Office of the Register of Deeds of Forsyth County.

The subject property is the same as that property described in Deed Book 1398, Page 1376, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6819-26-9005 on the Forsyth County Tax Maps.