

2024006208 00093

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$42.00

PRESENTED & RECORDED

02/29/2024 01:20:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3795

PG: 38 - 39

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$42.00

PARCEL IDENTIFIER NO. 6847-14-3855

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2024
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX: LO:010 BL:2221

THIS DEED made this 29 day of February, 2024, by and between

Title Company: *Venture Title, LLC*

GRANTOR	GRANTEE
James M. Tatum, Jr., an unmarried person and Elasee Tatum, an unmarried woman and Desiree Tatum, an unmarried person	Blue Panorama Collaborative LLC
Mailing Address 320-B Vista Circle Winston Salem, NC 27106	Property Address: 4238 Rosa St. Winston Salem, NC
	Mailing Address 38209 Fairbrook Drive Murrieta, CA 92563

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 10 in Subdivision No. 1 of the WHITFIELD PROPERTY, plat of which property is recorded In the office of the Register of Deeds of Forsyth County, North Carolina In Plat book 3 page 52, to which reference is hereby made for a more complete and full description.

Property Address: 4238 Rosa Street Winston-Salem NC 27105
 Parcel ID: 6847-14-3855

All or a portion of the property herein conveyed (____) includes or (X) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book **2426** at Page **1043**.

James Madison Tatum held title individually. He died intestate on 5/4/2016, leaving as heirs, his wife, Elasee Tatum, and children, Desiree Tatum and James M Tatum, Jr.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Elease Tatum
Elease Tatum

Desiree Tatum
Desiree Tatum

James M. Tatum, Jr.
James M Tatum, Jr.

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that **James M. Tatum, Jr.**, an unmarried person and **Elease Tatum**, an unmarried woman and **Desiree Tatum**, an unmarried person, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29 day of February, 2024

Notary Signature: *Haydeey Martinez*

Notary's Printed Name: Haydeey Martinez

My Commission Expires: March 17, 2027

