

2024007257 00094

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 03/08/2024 01:13:43 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3796
PG: 1187 - 1190

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No. 6865-70-7174

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.

(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)

Brief Description for the Index: Lot 109, Sedge Lake Garden, Sec. 1, PB 32 PG 2

THIS DEED made the 8 day of March, 2024, by and between

GRANTOR	GRANTEE
<p>Melissa C. Kallam (unmarried)</p> <p>Grantor Address: 5405 Sedge Lake Court Kernersville, NC 27284</p>	<p>Melissa C. Kallam (unmarried);</p> <p>Almarie Poliran (unmarried)</p> <p>Property Address: 5405 Sedge Lake Court Kernersville, NC 27284</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 hereby demise, release, and forever quitclaim 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 Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 3744, Page 216, 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.

Grantor makes no warranty, express or implied as to the title of the Property.

(signatures to follow)

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

Melissa C. Kallam (SEAL)
Melissa C. Kallam

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Melissa C. Kallam 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 8 day of March, ^{APW} 2023, 2024

Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

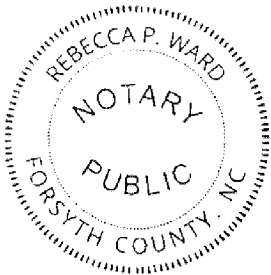


Exhibit "A"

**Property of Melissa C. Kallam (unmarried); Almarie Poliran (unmarried)
5405 Sedge Lake Court**

BEING KNOWN AND DESIGNATED as Lot 109, as shown on the map of Sedge Lake Garden, Section One, as same is recorded in Plat Book 32, at page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description thereof.

The subject property is the same as that property described in Deed Book 3744, Page 216, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6865-70-7174 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.