

2024008576 00099

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$375.00

PRESENTED & RECORDED
 03/20/2024 01:24:41 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3797
PG: 4001 - 4005

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$375.00

Parcel Identifier No. 6980-83-0108.000

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: Rachel M Starnes, 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: PD: 1.34 +/- acres Mill Spring

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

GRANTOR	GRANTEE
Amy Dawn Richardson and husband, Michael Todd Richardson; and The Estate of Stanley L. Eaton, by Administrator Amy Dawn Richardson	Kelli Lynn Brown, a single woman; and Connie Mabe Bradley, a widow <i>As Joint Tenants with Rights of Survivorship</i>
Grantor Address: 4650 Swain Lane Walkertown, NC 27051	Property Address: 6290 Mill Spring Lane Belews Creek, NC 27009

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.

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.

The subject property was acquired by Stanley L. Eaton on or about August 14, 2008, by instrument recorded in the office of the Forsyth Register of Deeds in Book 2849, at Page 2945. Stanley L. Eaton died on or about March 29, 2023 (reference Forsyth, NC Death Certificate Book 133, at Page 4076). Amy Dawn Richardson is the intestate heirs of Stanley L. Eaton. The Estate of Stanley L. Eaton is open (reference Forsyth, NC Estate File 23 E 2327) and Amy Dawn Richardson as Administrator of said, will join in the conveyance of the subject property to convey any interest of said estate in the subject property.

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)

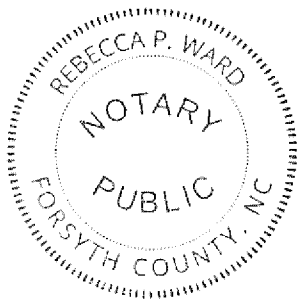
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Michael Todd Richardson (SEAL)
Michael Todd Richardson

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Michael Todd Richardson, individually and as the Administrator for The Estate of Stanley L. Eaton, 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 18 day of March, 2024.



Rebecca P. Ward
Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

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

Amy Dawn Richardson (SEAL)

Amy Dawn Richardson, *Individually and as Administrator for The Estate of Stanley L. Eaton*

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Amy Dawn Richardson, individually and as the Administrator for The Estate of Stanley L. Eaton, 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 18 day of March, 2024.

Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

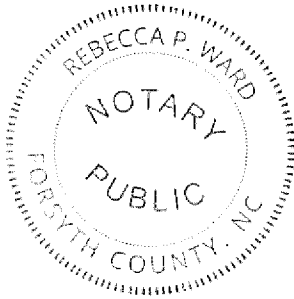


Exhibit "A"

**Property of Kelli Lynn Brown, a single woman, and Connie Mabe Bradley, a widow
6290 Mill Spring Lane**

LYING AND BEING in Belews Creek Township , Forsyth County, North Carolina and BEGINNING at an old iron within the right-of-way of a soil road, Bonnie Mabe's corner, and from said beginning point running thence with Mabe's line North 06 ° 41' East 370.77 feet to an iron; thence South 83° 05' East 165.82 feet to an iron; thence South 06 ° 52' West 240.23 feet to an iron; thence South 83 ° 19' East 107. 25 feet to an iron; thence South 07 ° 59' West 11.61 feet to an old iron within the right-of-way of said road, L. W. Carter's corner; thence within the right-of-way of said road South 76° 50' West 100.0 feet to a point; thence continuing within the right-of-way of said road South 71° 17' West 196.80 feet to the Point and Place of BEGINNING, containing 1.334 acres, more or less.

The subject property is the same as that property described in Deed Book 2849, Page 2945, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6980-83-0108.000 on the Forsyth County Tax Maps.