

2024008917 00061

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$650.00

PRESENTED & RECORDED
 03/22/2024 11:13:56 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3798
PG: 1235 - 1238

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$650.00

Parcel Identifier No. 6867-16-7630.000

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: 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: PD: 0.35 +/- acres Walkertown Guthrie Rd

THIS DEED made the 12 day of March, 2024, by and between

GRANTOR	GRANTEE
Banah Construction Inc., <i>a North Carolina corporation</i>	Abby Taylor Roberts and spouse, Timothy Charles Roberts, Jr.
Grantor Address: 915 Walkertown Guthrie Road Winston-Salem, NC 27101	Property Address: 987 Walkertown Guthrie Road Winston-Salem, NC 27101

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 [X] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3761, Page 3635, Forsyth County Registry.

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.

Banah Construction Inc., a North Carolina Corporation

By: James R. Caudill (SEAL)
James R. Caudill, President

STATE OF NC
COUNTY OF Forsyth

I, Kami L. Keaton, a Notary Public, certify that James R. Caudill, President of Banah Construction Inc. personally came before me this day and acknowledged that he/she is President of Banah Construction Inc., a Corporation, and that he/she, as President, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 12 day of March, 2024.

Kami L. Keaton

Official Signature of Notary

Printed or typed name of Notary

Kami L. Keaton

My Commission Expires: 10-22-28



Exhibit "A"**Property of Abby Taylor Roberts and Timothy Charles Roberts, Jr.
987 Walkertown Guthrie Road**

Beginning at an iron stake the corner of WM Westmoreland and in the line of Mildred O Wilson, being in Forsyth County, NC; running North 85° 42' West 60.1 feet to an iron stake in the north right of way line of Walkertown Road; thence North 48° 47' West 81.2 feet to an iron stake corner in said right of way line of said Walkertown Road and Ida Frazier Beeson property; thence North 14° 23' East 103.0 feet to iron stake corner Ida Frazier Beeson property; thence South 82° 30' East 100.0 feet to an iron stake corner in WM Westmoreland property line; thence South 1° 30' West 145.0 feet to the point of BEGINNING, being a portion of the property conveyed by MB Frazier and wife Laura Frazier to Ida L. Frazier, recorded in the Office of the Register of Deeds of Forsyth County, NC in Book of Deeds 331, page 191, for which further reference is herewith made and being all of that property conveyed by Ida Frazier Beeson, widow to Jake M. Smith and his wife, Effie B Smith, by deed recorded in the Office of the Register of Deeds Forsyth County, NC, in Deed Book 938, Page 177.

The subject property is the same as that property described in Deed Book 3761, Page 3635, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6867-16-7630.000 on the Forsyth County Tax Maps.