

**2024009698 00159**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$770.00**PRESENTED & RECORDED  
03/28/2024 02:53:55 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY**BK: RE 3799****PG: 1396 - 1399****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$770.00

Parcel Identifier No. 6875-73-7021

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: LOT 38, THE AUTHORS, SECTION THREE, PB 39 PG 22

THIS DEED made the 26 day of March, 2024, by and between

GRANTOR	GRANTEE
<b>Legacy Capital Investment Group Inc,</b> <i>A Delaware Corporation</i>	<b>Katelyn N. Jones and husband,</b> <b>John A. Jones</b>
Grantor Address: P.O. Box 39664 Greensboro, NC 27438	Property Address: 1160 Clyde Edgerton Drive Kernersville, NC 27284

*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 property herein described was acquired by Grantor by instrument recorded in Book 3772, Page 296, 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.

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.

Legacy Capital Investment Group Inc, a North Carolina Corporation

By: \_\_\_\_\_ (SEAL)

Chase Taylor, Manager

STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH

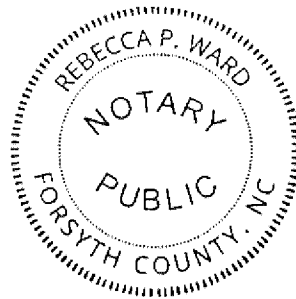
I, a Notary Public, certify that Chase Taylor, Manager of Legacy Capital Investment Group Inc personally came before me this day and acknowledged that he/she is Manager of Legacy Capital Investment Group Inc, a Corporation, and that he/she, as Manager, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 26 day of March, 2024.

[Signature]  
Official Signature of Notary

Printed or typed name of Notary Rebecca P Ward

My Commission Expires: 02-24-2027



**Exhibit "A"**

**Property of Katelyn N. Jones and John A. Jones, wife and husband  
1160 Clyde Edgerton Drive**

BEING KNOWN AND DESIGNATED as Lot Number 38, as shown on the plat entitled THE AUTHORS, SECTION THREE, as recorded in Plat Book 39, page 22, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Any lot herein conveyed which is a part of THE AUTHORS shall be subject to the Plan of Development as the same is recorded in Book 1839, at page 3416, in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this Deed, as the same relates to the Lot which is herein conveyed and is a part of THE AUTHORS, the Grantee and each of them acknowledge that the Lot above described as a part of THE AUTHORS is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of The Authors Homeowners Association so long as the Grantee and each of them shall own the above described Lot or any lot in THE AUTHORS; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

The subject property is the same as that property described in Deed Book 3772, Page 296, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6875-73-7021 on the Forsyth County Tax Maps.