

2024011524 00154

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$290.00

PRESENTED & RECORDED
 04/12/2024 03:40:58 PM

LYNNE JOHNSON
 REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3801

PG: 2594 - 2597

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$290.00

Parcel Identifier No. 6836-38-3323

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: _____

THIS DEED made the 5 day of April, 2024, by and between

GRANTOR	GRANTEE
Crystal Hairston (unmarried)	LaMonica Renee Moody (unmarried)
Grantor Address: 5503 Waterpoint Drive Browns Summit, NC 27214	Property Address: 3021 North Patterson Avenue Winston-Salem, NC 27105

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 3401, Page 1329, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

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.

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.

Crystal Hairston (SEAL)
Crystal Hairston

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Crystal Hairston 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 5th day of April, 2024.

TATIA D SCHMIDT
NOTARY PUBLIC
Forsyth County, North Carolina
My Commission Expires July 8, 2028

Tatia D Schmidt Notary Public

My commission expires: July 8, 2028

Exhibit "A"

**Property of LaMonica Renee Moody (unmarried)
3021 North Patterson Avenue**

BEGINNING at an iron stake on the east side of Patterson Avenue 350 feet north of the northeast intersection of Patterson Avenue and 30th Street; thence East parallel with 30th Street 159 feet to an iron stake in the west line of 15 foot alley; thence North along the west side of said alley 50 feet from an iron stake; thence West along the south side line of Lot No. 22 and parallel with 30th Street 153 feet to an iron stake on the east line of Patterson Avenue; thence South along the east line of Patterson Avenue 50 feet to the place of BEGINNING, being Lot No. 21, Section "A" Bon Air Addition.

The subject property is the same as that property described in Deed Book 3401, Page 1329, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-38-3323 on the Forsyth County Tax Maps.