

2024012180 00116

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$410.00

PRESENTED & RECORDED
 04/18/2024 02:26:13 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3802**PG: 1683 - 1687****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$410.00

Parcel Identifier No. 6848-04-3911.000

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: 1.03 ac +/-

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

GRANTOR	GRANTEE
Alyssa Rodriguez and spouse, Thomas Beck	Andrew James Law (unmarried) and Savanah Renee Garrett (unmarried)
Grantor Address: 6863 Coltrane Mill Road Randleman, NC 27317	Property Address: 4830 Westmoreland Drive 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 3450, Page 2778, 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.

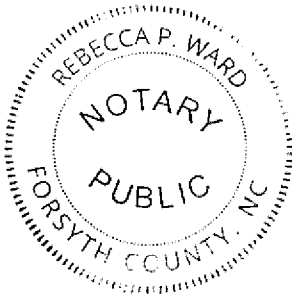
Thomas Beck (SEAL)
Thomas Beck

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Thomas Beck 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.

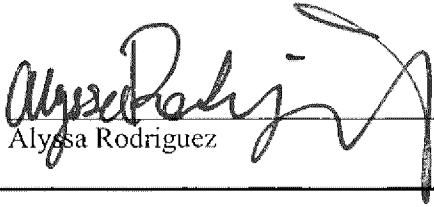
Witness my hand and official seal this 12 day of April, 2024.



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.

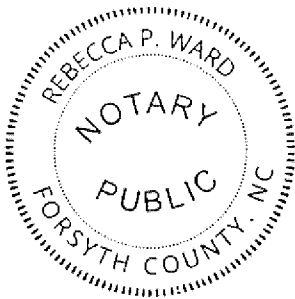
 (SEAL)
Alyssa Rodriguez


STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Alyssa Rodriguez 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 12 day of April, 2024.





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

Exhibit "A"**Property of Andrew James Law (unmarried) and Savannah Renee Garrett (unmarried)
4830 Westmoreland Drive**

BEGINNING at a point on the south side of Westmoreland Drive approximately 1550 feet east of the east side of Baux Mountain Road and the southwestern side of the property now or formerly owned by Harold D. Blalock; running thence along Westmoreland Drive South 56-30-00 East 103 feet to a point; thence South 08-30-00 West 319.2 feet to a point in the northern line of that property now or formerly owned by T. F. Day; thence along Day's or successor's northern line the two following courses and distances: North 33-50-00 West 177.7 feet to a point, and North 86-25-00 West 125.9 feet to a point, the southeastern side of said Harold D. Blalock's or successor's property; thence along Blalock's or successor's line North 41-00-00 East 300 feet to the place of BEGINNING, containing 1.03 acres, more or less, as surveyed by W. O. Doggett, July 29, 1958.

Note: See survey attached to the deed recorded in Deed Book 766, Page 133, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3450, Page 2778, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6848-04-3911.000 on the Forsyth County Tax Maps.