

2024012345 00098

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$308.00

PRESENTED & RECORDED
04/19/2024 01:41:17 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3802
PG: 2525 - 2528

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$308.00

Parcel Identifier No. 6845-48-9546.000

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:

THIS DEED made the 18 day of April, 2024, by and between

| GRANTOR | GRANTEE |
|--|---|
| <p>Danny Evans (unmarried)</p> <p>Grantor Address: 4860 Westchester Road Winston-Salem, NC 27103-1225</p> | <p>Arlette Marin Sanchez (unmarried)</p> <p>Property Address: 3208 Old Greensboro Road Winston-Salem, NC 27101</p> |

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 3751, Page 3942, 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.

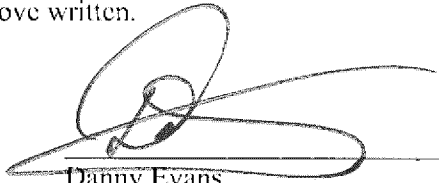
belonging to the Grantee in fee simple.

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)

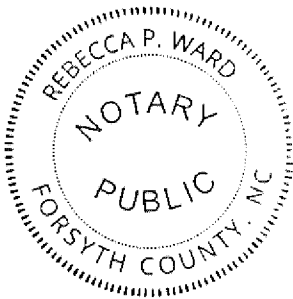
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.



_____ (SEAL)
Danny Evans

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Danny Evans 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 April, 2024.





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

Exhibit "A"
Property of Arlette Marin Sanchez (unmarried)
3208 Old Greensboro Road

BEGINNING at an iron pipe corner of Lot No. 202, Belews creek Road, running thence South 200 feet to an iron pipe; thence East 65 feet to George Purcell's line; running thence North 25 feet and thence West 10 feet to S. H. Tuttle's line; thence North 175 feet to a point in Belews creek Road: thence West 60 feet along said road to the place of BEGINNING. Being known and designated as Lots Nos. 7 and 202 and part of Lot 9, Lot No. 8 in Motor Heights, Nading Development. See Deed Book 1013, Page 322, For further reference see Deed Book 1138, Page 145, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3751, Page 3942, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6845-48-9546.000 on the Forsyth County Tax Maps.