

2024012425 00001FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00PRESENTED & RECORDED
04/22/2024 08:01:18 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3802
PG: 2998 - 3002**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$170.00

Parcel Identifier No. 6869-06-7744

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: Lot 166, Plat of R. Dun Cain, Ph 5, PB 35 PG 135

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

GRANTOR	GRANTEE
<p>Larry Torrey Easler and wife, Whitney Jones Easler</p> <p>Grantor Address: 101 S. 8th Avenue Mayodan, NC 27027</p>	<p>Fast Local Offer, L.L.C., a North Carolina Limited Liability Company</p> <p>Property Address: 4529 Oakley Court Walkertown, NC 27051</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 3774, Page 1858, 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.

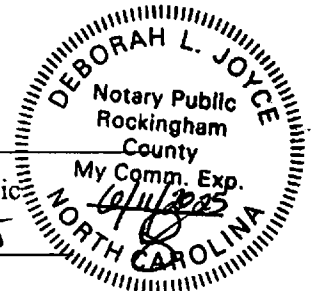
Larry Torrey Easler (SEAL)
Larry Torrey Easler

STATE OF North Carolina
COUNTY OF Guilford County

I, the undersigned Notary Public, do hereby certify that Larry Torrey Easler 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 12th day of April, 2024.

Deborah L. Joyce
Deborah L. Joyce Notary Public
My commission expires: 06-11-2025



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

Whitney Jones Easler (SEAL)
Whitney Jones Easler

STATE OF North Carolina
COUNTY OF Guilford

I, the undersigned Notary Public, do hereby certify that Whitney Jones Easler 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 12th day of April, 2024.

Deborah L. Joyce
Deborah L. Joyce Notary Public
My commission expires 06-11-2025

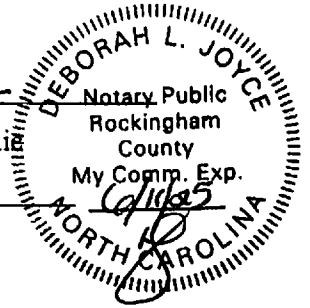


Exhibit "A"

**Property of Fast Local Offer, L.L.C., a North Carolina Limited Liability Company
4529 Oakley Court**

Being known and designated as Lot Number 166 as shown on the Plat of R. Dun Cain, Phase 5, as recorded in Plat Book 35, Page 135 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3774, Page 1858, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6869-06-7744 on the Forsyth County Tax Maps.