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2024012425 00001

FORSYTH COUNTY NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX \$170.00

PRESENTED & 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								
GRANTOR	GRANTEE								
GRANTOR Larry Torrey Easler and wife,									
Larry Torrey Easler and wife,	Fast Local Offer, L.L.C.,								
Larry Torrey Easler and wife,	Fast Local Offer, L.L.C.,								
Larry Torrey Easler and wife, Whitney Jones Easler	Fast Local Offer, L.L.C., a North Carolina Limited Liability Company								
Larry Torrey Easler and wife, Whitney Jones Easler Grantor Address:	Fast Local Offer, L.L.C., a North Carolina Limited Liability Company Property Address:								
Larry Torrey Easler and wife, Whitney Jones Easler Grantor Address: 101 S. 8th Avenue	Fast Local Offer, L.L.C., a North Carolina Limited Liability Company Property Address: 4529 Oakley Court								
Larry Torrey Easler and wife, Whitney Jones Easler Grantor Address:	Fast Local Offer, L.L.C., a North Carolina Limited Liability Company Property Address:								

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.

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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 ha	as duly executed	d the foregoing	as of the day	and year	first
above v	written.							
above v	written.							

STATE OF COUNTY OF

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

My commission expires: 00-11

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

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 10th day of April , 2024

My commission expires

Rockingham

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.