

2024012965 00051

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 04/25/2024 11:17:32 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
 BK: RE 3803
 PG: 1429 - 1433

NORTH CAROLINA QUITCLAIMDEED

Excise Tax: NTC

Parcel Identifier No. 6827-72-5003.000

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.***(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)**

Brief Description for the Index: New Lot A, PB 77, PG 196

THIS DEED made the 19 day of April, 2024, by and between

GRANTOR	GRANTEE
Alvin Freeman and wife, Jameelah Freeman Grantor Address: 4502 Brookhaven Dr Greensboro, NC 27406	Freeman Building Concepts, L.L.C. Property Address: 4007 May Street 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 hereby demise, release, and forever quitclaim 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 Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 3512, Page 4456, Forsyth County Registry.

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.

Grantor makes no warranty, express or implied as to the title of the Property.

(signatures to follow)

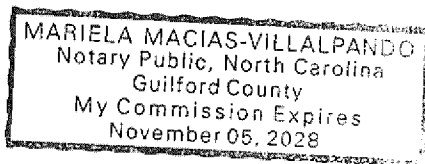
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

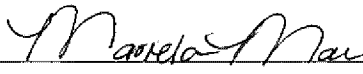
 (SEAL)
Alvin Freeman,

STATE OF NC
COUNTY OF forsyth

I, the undersigned Notary Public, do hereby certify that Alvin Freeman 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 19 day of April, 2024.




Mariela Macias V Notary Public
My commission expires: 11/05/2028

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

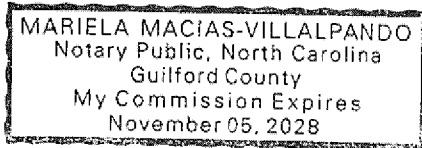
Jameelah Freeman (SEAL)
Jameelah Freeman

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Jameelah Freeman 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 19 day of April, 2024.



Mariela Macias

Mariela Macias V Notary Public

My commission expires: 11/05/2028

Exhibit "A"
4007 May Street

BEING KNOWN AND DESIGNATED as New Lot A, as shown on that plat entitled "Correction Record Map for PB 77 PG 99: Alvin Freeman" recorded in Plat Book 77, Page 196, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

The subject property is part of that property described in Deed Book 3512, Page 4456, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6827-72-5003 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.