

2024013041 00127FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$90.00

PRESENTED & RECORDED

04/25/2024 02:54:39 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3803

PG: 1893 - 1897

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$90.00

Parcel Identifier No. 6940-73-6216.000

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: 6.90 ac +/-

THIS DEED made the 25 day of April, 2024, by and between

GRANTOR	GRANTEE
Jilda Tuttle Thunstrom and husband, Ronald Ernest Thunstrom	Glenn Mitchell (unmarried)
Grantor Address: 601 Moser Road King, NC 27021	Grantee Address: 990 Warren Farm Road Walnut Cove, NC 27052

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 3080, Page 3322, 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)

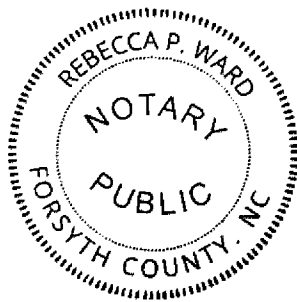
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ronald Ernest Thunstrom (SEAL)
 Ronald Ernest Thunstrom

STATE OF NC
 COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Ronald Ernest Thunstrom 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 25 day of April, 2024.



Rebecca P. Ward
Rebecca P. Ward Notary Public
 My commission expires: 06-24-2027

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

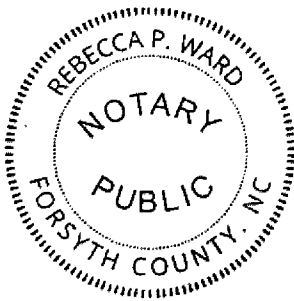
Jilda Thunstrom (SEAL)
Jilda Tuttle Thunstrom

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Jilda Tuttle Thunstrom 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 25 day of April, 2024.



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

Exhibit "A"
Property of Glenn Mitchell (unmarried)
Lake Woussicket Road

BEGINNING at a point in the center of Dennis Road, said point being the southeast corner of Tax Lot 32, Block 5124, as presently shown on the Forsyth County Tax Maps; thence from said point of Beginning and with the eastern line of Tax Lot 32, northwardly 996 feet more or less to an iron stake in the southern line of Tax Lot 34; thence with the southern line of Tax Lot 34, 300 feet eastwardly to a point; thence southwardly 1100 feet more or less to a point in the center of Dennis Road; thence northwestwardly with the center of Dennis Road, 300 feet more or less to the point and place of Beginning. Being the western 300 feet of Tax Lot 33 B, Block 5124, as presently or formerly shown on the Forsyth County Tax Maps.

The subject property is the same as that property described in Deed Book 3080, Page 3322, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6940-73-6216.000 on the Forsyth County Tax Maps.