

2024013202 00107

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$384.00

PRESENTED & RECORDED
 04/26/2024 01:01:58 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3803
PG: 2875 - 2879

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$384.00

Parcel Identifier No. 6826-95-5663

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 4, Morwell, Sec. 2, PB 5 PG 132

THIS DEED made the 23 day of April, 2024, by and between

GRANTOR	GRANTEE
<p>Billy D. Friende Jr and spouse, Donza Friende</p> <p>Grantor Address: 6013 Ashley Park Drive Kernersville, NC 27284</p>	<p>Jamel Saleem and Alewah Outlaw</p> <p>Property Address: 443 W Twenty-Fifth Street Winston-Salem, NC 27105</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 2950, Page 1860, 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.

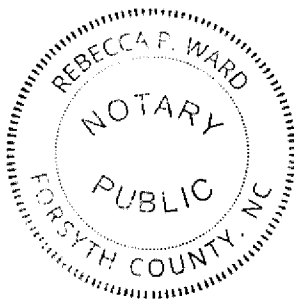
 (SEAL)
 Billy D. Friende, Jr


STATE OF NC

COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Billy D. Friende Jr 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 23 day of April, 2024.




Rebecca F. Ward Notary Public
 My commission expires: _____

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

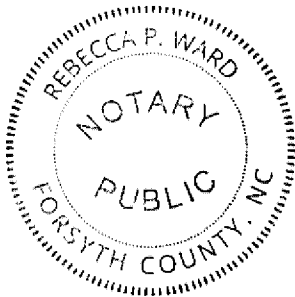
Donza Friende (SEAL)
Donza Friende

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Donza Friende 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 23 day of April, 2024.



Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

Exhibit "A"

**Property of Jamel Saleem and Alewah Outlaw
443 W Twenty-Fifth Street**

Being known as Lot Number 4, as shown on the Map of MORWELL, Section 2, as recorded in Plat Book 5, Page 132, Office of the Register of Deeds of Forsyth County North Carolina.

The subject property is the same as that property described in Deed Book 2950, Page 1860, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6826-95-5663 on the Forsyth County Tax Maps.