

2024014005 00093

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1120.00

PRESENTED & RECORDED
05/02/2024 01:45:58 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST

BK: RE 3804
PG: 3289 - 3293

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,120.00

Parcel Identifier No. 5866-72-3917.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Grantee

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 No.'s 25-D & 25-E, PB 63, PG 197

THIS DEED made the 1 day of May , 2024, by and between

GRANTOR	GRANTEE
<p>Rodney H. Evans and spouse, Brandi M. Evans</p> <p>Grantor Address: 141 Evergreen Drive Winston-Salem, NC 27106</p>	<p>Lindsay Anne Stewart (married)</p> <p>Property Address: 814 Dorse Road Lewisville, NC 27023</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.

Submitted electronically by "Holton Law Firm"
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.

Rodney H. Evans (SEAL)
Rodney H. Evans

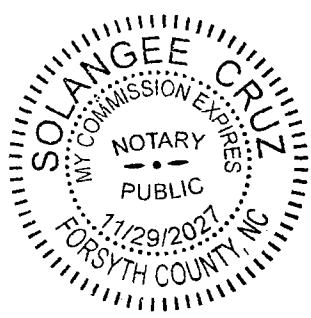
STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Rodney H. Evans 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 1 day of May, 2024.

Solangee Cruz
Solangee Cruz Notary Public

My commission expires: 11-29-27



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

Brandi M. Evans (SEAL)
Brandi M. Evans

STATE OF NC
COUNTY OF forsyth

I, the undersigned Notary Public, do hereby certify that Brandi M. Evans 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 1 day of May, 2024.

MARIELA MACIAS-VILLALPANDO
Notary Public, North Carolina
Guilford County
My Commission Expires
November 05, 2028

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

Exhibit "A"
Property of Lindsay Anne Stewart (married)
814 Dorse Road

BEING KNOWN AND DESIGNATED AS LOT NOS. 25-D AND 25-E, AS SHOWN ON THE MAP FOR CARL A. BROWNELL, III, AS RECORDED IN PLAT BOOK 63, PAGE 197, 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 3487, Page 1146 on the Forsyth County Registry, and is further designated as Tax Parcel Identifier Number 5866-72-3917.000 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.