

**2024018074 00152**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$850.00**

PRESENTED & RECORDED  
 06/04/2024 04:42:08 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3809**  
**PG: 3612 - 3616**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$850.00

Parcel Identifier No. 6889-44-8252.000

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: Rob Sosower, 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 38, “Deer Path, Section Two” PB 33, PG 16

THIS DEED made the 30 day of May, 2024, by and between

GRANTOR	GRANTEE
<p><b>Clayton R. Kurtz and spouse, Emily Kaitlyn Kurtz</b></p> <p>Grantor Address: 1525 Fred Chappell Lane Kernersville, NC 27284</p>	<p><b>Todd Philip Yohn and spouse, Betsy Yohn</b></p> <p>Property Address: 9545 White Tail Trail Kernersville, NC 27284</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 3643, Page 2542, 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.

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)*

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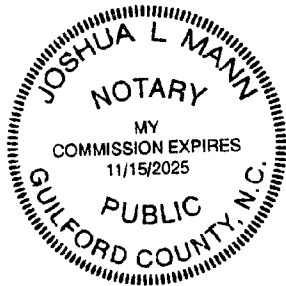
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Clayton R Kurtz (SEAL)  
Clayton R. Kurtz

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Clayton R. Kurtz 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 30 day of MAY, 2024.



Joshua L Mann  
JOSHUA L MANN Notary Public  
My commission expires: 11/15/2025

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

Emily Kaitlyn Kurtz (SEAL)  
Emily Kaitlyn Kurtz

STATE OF NORTH CAROLINA  
COUNTY OF GUILFORD

I, the undersigned Notary Public, do hereby certify that Emily Kaitlyn Kurtz 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 30 day of MAY, 2024.



Joshua L Mann  
JOSHUA L MANN Notary Public  
My commission expires: 11/15/2025

**Exhibit "A"**

**Property of Todd Philip Yohn and spouse, Betsy Yohn  
9545 White Tail Trail**

BEING KNOWN AND DESIGNATED as Lot 38, "Deer Path, Section Two" as shown on a plat recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 33 at Page 16, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3643, Page 2542, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6889-44-8252.000 on the Forsyth County Tax Maps.

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