

2024018261 00031

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$464.00

PRESENTED & RECORDED
 06/06/2024 10:25:17 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3810
PG: 166 - 169

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$464.00

Parcel Identifier No. 6838-02-4073.000

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 25, Gladstone Courts, PB 17 PG 183

THIS DEED made the 4 day of JUNE, 2024, by and between

GRANTOR	GRANTEE
<p>AJC Investments LLC <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address: 312 Pennsylvania Avenue Winston-Salem, NC 27104</p>	<p>Sandra Barber</p> <p>Property Address: 106 Azalea Drive 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 3793, Page 1793, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

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.

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.

AJC Investments LLC, a North Carolina Limited Liability Company

By: Adelinne Grizzanti Rodriguez, Member (SEAL)
Adelinne Grizzanti Rodriguez, Member

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I, JAMES BARRETT, a Notary Public, certify that Adelinne Grizzanti Rodriguez, Member of AJC Investments LLC personally came before me this day and acknowledged that he/she is Member of AJC Investments LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 04 day of JUNE, 2024.

James Barrett
Official Signature of Notary
Printed or typed name of Notary

JAMES BARRETT
NOTARY PUBLIC
Forsyth County
North Carolina
My Commission Expires June 9, 2028

My Commission Expires: 06/09/2028

Exhibit "A"
Property of Sandra Barber
106 Azalea Drive

Being known and designated as Lot No. 25 as shown on the map of Gladstone Courts, which map is recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17, page 183, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3793, Page 1793, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6838-02-4073.000 on the Forsyth County Tax Maps.