

2024019299 00184

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$580.00

PRESENTED & RECORDED
 06/13/2024 03:28:47 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3811
PG: 1304 - 1308

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$580.00

Parcel Identifier No. 6813-83-9303.000

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: PD: 2.91/- acres Janita Dr.

THIS DEED made the 12 day of JUNE, 2024, by and between

GRANTOR	GRANTEE
<p>Ian Wayne Hawkins and spouse, Kaitlin Vanhoy Hawkins</p> <p>Grantor Address: 1817 Abbotts Creek Circle Kernersville, NC 27284</p>	<p>Charles Shepard and spouse, Samantha Shepard</p> <p>Property Address: 1776 Janita Drive Winston-Salem, NC 27127</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 3674, Page 3488, 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.

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.

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.

Kaitlin Vanhoy Hawkins (SEAL)
Kaitlin Vanhoy Hawkins

STATE OF NL

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Kaitlin Vanhoy Hawkins 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 12 day of JUNE, 2024.

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

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

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

Ian Wayne Hawkins (SEAL)
Ian Wayne Hawkins

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Ian Wayne Hawkins 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 12 day of JUNE, 2024.

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

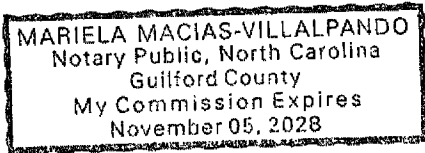


Exhibit "A"
Property of Charles Shepard and spouse, Samantha Shepard
1776 Janita Drive

BEGINNING an iron in the northwest corner of the property of Larry Cigliano (see Deed Book 1212, Page 1013, Forsyth County Registry); thence along the eastern margin of a reserved thirty- foot wide road (see Deed Book 2113, Page 3949, Forsyth County Registry), North $18^{\circ} 00' 00''$ East 335.67 feet to a point; thence continuing along the eastern margin of said thirty-foot wide reserved road, North $15^{\circ} 04' 40''$ West 149.33 feet to an iron; thence with the southern line of the property of Johnny Cain (Deed Book 2526, Page 3341, Forsyth County Registry), North $61^{\circ} 38' 20''$ East 217.55 feet to an iron in the western margin of the sixty- foot right-of-way for Janita Drive (a public road as noted on the below-referenced survey); thence with the western margin of Janita Drive, South $07^{\circ} 44' 00''$ East 352.62 feet to a point; thence continuing with the curving western margin of Janita Drive, South $15^{\circ} 35' 06''$ East a chord distance of 170.50 feet (on a radius of 624.01 feet, an Arc Length of 171.03 feet, a Tangent of 86.05 feet and a Delta of $15^{\circ} 42' 13''$) to a point; thence South $23^{\circ} 26' 13''$ East 52.12 feet to a point; thence leaving Janita Drive's western margin and proceeding along the northern line of the property of Jason Ellison (see Deed Book 2074, Page 1545, Forsyth County Registry), South $77^{\circ} 30' 00''$ West 92.33 feet to an iron; thence North $87^{\circ} 00' 00''$ West 280.56 feet to an iron in the northwest corner of the property of Larry Cigliano, THE POINT AND PLACE OF BEGINNING. Containing 2.920 acres, more or less. All according to an unrecorded survey of David Bradley Coe; L-3320 of Coe Forestry & Surveying; P.O. Box 36; Wallburg, NC 27373. Dated 1 July 2005. Job No. 2005140.

The subject property is the same as that property described in Deed Book 3674, Page 3488, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6813-83-9303.000 on the Forsyth County Tax Maps.