

2024020066 00131

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$450.00

PRESENTED & RECORDED
 06/20/2024 02:12:40 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3812
PG: 1081 - 1084

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$450.00

Parcel Identifier No. 6836-24-9486

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 27, Block A, Greenway Place, PB 4, PG 73

THIS DEED made the 20 day of June, 2024, by and between

GRANTOR	GRANTEE
<p>Blanca E. Arcos (unmarried)</p> <p>Grantor Address: <u>244 Craft Dr</u> <u>Winston Salem, NC 27105</u></p>	<p>Brianna L. Williams (unmarried); and</p> <p>Emilie R. Sandel (unmarried)</p> <p>Property Address: 2337 Okalina Avenue 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 3336, Page 2170, 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.

 (SEAL)
Blanca E. Arcos

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Blanca E. Arcos 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 20 day of June, 2024.

LANDIS HINNANT
Notary Public, North Carolina
Guilford County
My Commission Expires
January 25, 2026

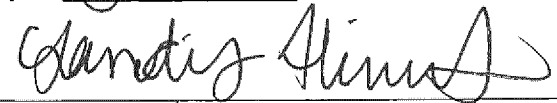

Landis Hinnant Notary Public
My commission expires: Jan 25 2026

Exhibit "A"

**Property of Brianna L. Williams (unmarried); and Emilie R. Sandel (unmarried)
2337 Okalina Avenue**

Beginning at an iron stake in the East line of Okalina Avenue, the Northwest corner of Lot No. 28; and running thence in a Easterly direction along the North line of Lot No. 28, 118.9 feet to an iron stake, the Northeast corner of Lot No. 28; thence in a Northerly direction along the West line of Lot No. 5, 55 feet to an iron stake in the Southeast corner of Lot No. 26; thence in a Westerly direction along the South line of Lot No. 26; thence in a Southerly direction along the East property line of Okalina Avenue 55 feet to an iron stake; the place of beginning. Being Lot No. 27, Block "A" as shown on the map entitled "Greenway Place" made by J.E. Elleree, C.E., and recorded in the Office of the Register of Deeds of Forsyth County, in Plat Book 4, Page 73.

The subject property is the same as that property described in Deed Book 3336, Page 2170, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-24-9486 on the Forsyth County Tax Maps.