

2024020096 00161

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1250.00

PRESENTED & RECORDED
 06/20/2024 03:25:03 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3812
PG: 1234 - 1237

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,250.00

Parcel Identifier No. 5883-60-1311

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: Lots 11 & 12, Block P, Meadowbrook, No. 4, Forest Hills Estates, PB 21, PG 115

THIS DEED made the 10 day of JUNE, 2024, by and between

GRANTOR	GRANTEE
<p>Jamie Koufman (unmarried)</p> <p>Grantor Address: 177 Fairway Drive Advance, NC 27006</p>	<p>Cody Douglas Blazek and spouse, Sarah Jane Blazek</p> <p>Property Address: 4310 Woodbourne Drive Clemmons, NC 27012</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 3562, Page 4473, 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.

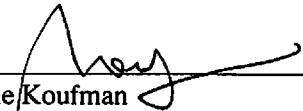
submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

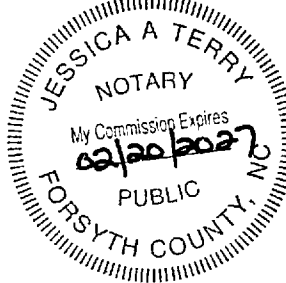
 (SEAL)


Jamie Koufman

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Jamie Koufman 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 6th day of June, 2024.





Jessica A. Terry Notary Public
My commission expires: 02/20/2027

Exhibit "A"

**Property of Cody Douglas Blazek and spouse, Sarah Jane Blazek
4310 Woodbourne Drive**

BEING known and designated as Lots Numbered Eleven (11) and Twelve (12) in Block "P," as shown on map of Meadowbrook (No. 4), Section of Forest Hills Estates, Plat of said property being made by Paul King, C.E., which map is recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 21, page 115, and to which map reference is hereby made for a more particular description.

Together with and subject to all easements and restrictions of record, if any.

The subject property is the same as that property described in Deed Book 3562, Page 4473, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5883-60-1311 on the Forsyth County Tax Maps.