

**2024020129 00194**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$506.00**PRESENTED & RECORDED  
06/20/2024 04:43:19 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

BK: RE 3812

PG: 1416 - 1420

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$506.00

Parcel Identifier No. 6817-57-6301

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: 0.207 Acres +/-

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

GRANTOR	GRANTEE
<b>Tashana R. Spann Williams</b> <b>(f/k/a Tashana R. Spann) and spouse,</b> <b>Stephen Scott Williams</b>	<b>Linda Martin Choate (unmarried)</b>
Grantor Address: 1775 Duskwood Drive Lancaster, TX 75146	Property Address: 4618 Old Town Drive Winston-Salem, NC 27106

*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 3354, Page 1360, 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)*

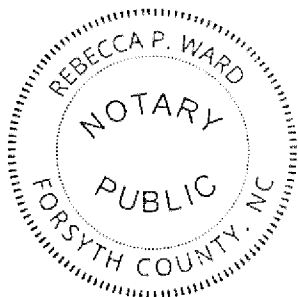
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Tashana R. Williams (SEAL)  
Tashana R. Spann Williams (f/k/a Tashana R. Spann)

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Tashana R. Spann Williams (f/k/a Tashana R. Spann) 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.



Rebecca P. Ward  
Rebecca P. Ward Notary Public  
My commission expires: 02-24-2027

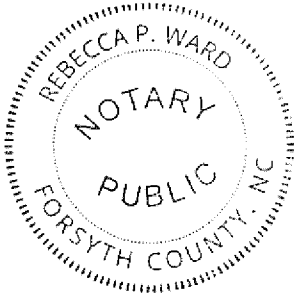
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

*Stephen Scott Williams* (SEAL)  
Stephen Scott Williams

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Stephen Scott Williams 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.



*Rebecca P. Ward*  
Rebecca P. Ward Notary Public

My commission expires: 02-26-2027

**Exhibit "A"**  
**Property of Linda Martin Choate (unmarried)**  
**4618 Old Town Drive**

BEGINNING at a new iron pipe in the western right of way line of Oldtown Road, located North 14 degrees 31' 04" West 39.64 feet and North 14 degrees 25' 19" West a chord distance of 25.36 feet from the corner of Tax Lot 28E, Block 3459, the property of Randall C. Crawford and wife, Debra J. Crawford as described Deed Book 1904, page 2212; thence along a new line of Tract 1, South 75 degrees 29' 32" West 127.54 feet to a new iron pipe, thence along the eastern line of Bonbrook Drive North 06 degrees 19' 03" East 2.18 feet to an existing iron pipe; and continuing 35.21 feet to an existing iron in the old property line; thence North 06 degrees 19' 03" East 48.30 feet to a new iron pipe; thence along a new line North 75 degrees 29' 32" East 97.74 feet to a new iron pipe; thence along the western right of way of Oldtown Road, South 13 degrees 55' 18" East a chord distance of 45.10 feet to a no point set in the old property line; thence South 14 degrees 11' 39" East a chord distance of 35.00 feet to the BEGINNING; and being a 0.207 acre tract, more or less, and designated as Tract 2 according to survey of Gupton & Associates, P.A., dated June 17, 1999.

The subject property is the same as that property described in Deed Book 3354, Page 1360, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6817-57-6301 on the Forsyth County Tax Maps.