

2024020280 00145

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$570.00

PRESENTED & RECORDED
06/21/2024 02:07:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3812
PG: 2450 - 2454

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$570.00

Parcel Identifier No. 6805-52-7871.000

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 Number 7, 8, & 9, Country Club Hills, Addition No. 3, PB 12, PG 194

THIS DEED made the 18 day of June, 2024, by and between

GRANTOR	GRANTEE
<p>John Michael Butler, II (unmarried); and</p> <p>Wen-Chih Lo (unmarried)</p> <p>Grantor Address: 3438 Gladstone Street Winston-Salem, NC 27104</p>	<p>Debra L. Neff (unmarried)</p> <p>Property Address: 4806 Tiffany Avenue Winston-Salem, NC 27104</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 3672, Page 1270, 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.

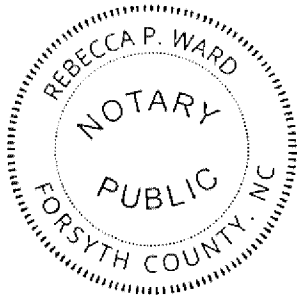
JMB (SEAL)
John Michael Butler, II

STATE OF NC

COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that John Michael Butler, II 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 18 day of June, 2024.



RPW
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

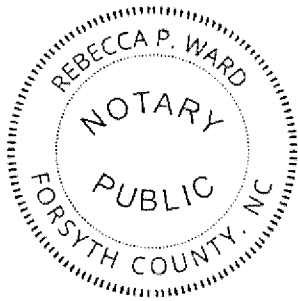
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Wen-Chih Lo (SEAL)
Wen-Chih Lo

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Wen-Chih Lo 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 13 day of June, 2024.



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

Exhibit "A"
Property of Debra L. Neff (unmarried)
4806 Tiffany Avenue

BEING KNOWN AND DESIGNATED as Lot Number 7, 8, & 9, as shown on the Plat of Country Club Hills, Addition No. 3, as recorded in Plat Book 12, Page 194, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3672, Page 1270, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6805-52-7871.000 on the Forsyth County Tax Maps.