

2024020529 00153

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$16.00

PRESENTED & RECORDED
 06/24/2024 03:12:02 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3812
PG: 3864 - 3868

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$16.00

Parcel Identifier No. 6835-77-9874

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: Joseph Orenstein, 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 73, Cameron Park, PB 8, PG 14

THIS DEED made the __24__ day of _____ June _____, 2024, by and between

GRANTOR	GRANTEE
<p>Kenneth Dodd (a/k/a Kenneth Dodd Jr.) and Spouse, Joy Dodd</p> <p>Grantor Address: 3413 Royal Highland Drive Winston Salem, NC 27107</p>	<p>Justin Lee Pastrana Guinto (unmarried)</p> <p>Property Address: 505 North Jackson Avenue Winston-Salem, NC 27101</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 2134, Page 248, 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.

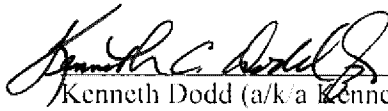
belonging to the Grantee in fee simple.

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.

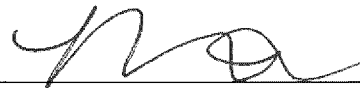
 (SEAL)
Kenneth Dodd (a/k/a Kenneth Dodd Jr.)

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Kenneth Dodd (a/k/a Kenneth Dodd Jr.) 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 24 day of June, 2024.

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


Mariela Macias V 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.

Joy Dodd (SEAL)
Joy Dodd

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Joy Dodd 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 24 day of June, 2024.

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

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

Exhibit "A"

**Property of Justin Lee Pastrana Guinto (unmarried)
505 North Jackson Avenue**

BEING KNOWN AND DESIGNATED as Lot(s) 73, as shown on the map of CAMERON PARK, which map is recorded in Plat Book 8 page 14, in the Office of the Register of Deeds of Forsyth County, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 2134, Page 248, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6835-77-9874 on the Forsyth County Tax Maps.