

2024020685 00118

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$548.00

PRESENTED & RECORDED
 06/25/2024 01:56:10 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3813
PG: 369 - 373

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$548.00

Parcel Identifier No. 6846-95-4709.000

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 63, Sec 3, SILVER CHALICE, PB 38, PG 179

THIS DEED made the 25 day of June, 2024, by and between

GRANTOR	GRANTEE
Raymond Dillard Overby, Jr. (a/k/a Raymond Dillard Overby) and spouse, Kimberly McGinnis Overby	Patricia A. Mundy and spouse, Matthew Burr Mundy
Grantor Address: 6829 Branson Mill Road Pleasant Garden, NC 27313	Property Address: 3675 Signet Drive Winston-Salem, NC 27105

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 1953, Page 2671, 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.

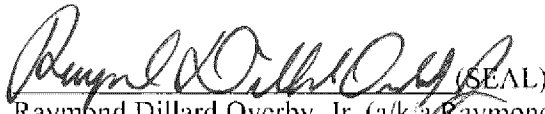
belonging to the Grantee in fee simple.

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)

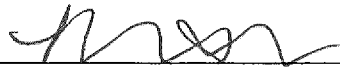
Raymond Dillard Overby, Jr. (a/k/a Raymond Dillard Overby)

STATE OF NC

COUNTY OF FORSYTH

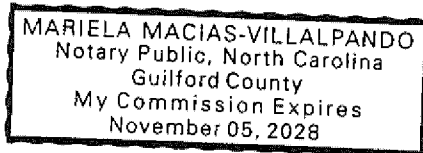
I, the undersigned Notary Public, do hereby certify that Raymond Dillard Overby, Jr. (a/k/a Raymond Dillard Overby) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 25 day of June, 2024.



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.

Kimberly McGinnis Overby
Kimberly McGinnis Overby

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Kimberly McGinnis Overby 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 25 day of June, 2024.

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

Mariela Macias Villalpando
Mariela Macias Villalpando Notary Public

My commission expires: 11/05/2028

Exhibit "A"

**Property of Patricia A. Mundy and spouse, Matthew Burr Mundy
3675 Signet Drive**

BEING KNOWN AND DESIGNATED as Lot Number 63, as shown on the plat entitled SILVER CHALICE, SECTION 3, as recorded in Plat Book 38, page 179, 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 1953, Page 2671, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6846-95-4709.000 on the Forsyth County Tax Maps.