

2024021939 00116

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$160.00

PRESENTED & RECORDED

07/03/2024 02:11:41 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3814**PG: 3071 - 3073**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$160.00

Parcel Identifier No.: 6847-63-8680.000

Mail after recording to: Atlas Property Solutions LLC, 112 S Tryon St, Ste 809, Charlotte, NC 28284

This instrument was prepared by: Thomas Prince, Licensed NC Attorney for Ashburg & Prince, PLLC
 112 S Tryon St, Ste 809, Charlotte, NC 28284

Brief Description from the Index:

THIS DEED made this 3rd day of July, 2024, by and between

GRANTOR

Martha Allison Smith, a single person

1315 Lemmons Road
 Walnut Cove, NC 27052

GRANTEE

Atlas Property Solutions LLC, a North Carolina Limited
 Liability Company

112 S Tryon St
 Ste 809
 Charlotte, NC 28284

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 the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

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 3274, Page 1632, Forsyth County Registry.

Submitted electronically by "Ashburg & Prince, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

A map showing the above-described property is recorded in Plat Book __, Page __, and referenced within this instrument.

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.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:


1. Any liens, restrictions, or encumbrances in the public records for Forsyth County.
2. Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Martha Allison Smith

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Isabel Smith, Notary Public, do hereby certify that Martha Allison Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 3rd day of July, 2024.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

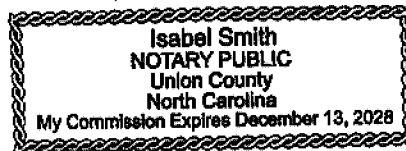


Exhibit "A"

ADJOINING the lands of Elisha Sills, J.F. Hampton and others, bounded as follows:

Viz: BEGINNING at an iron stake on the West side of Mickey Mill Road; thence North 88° West 524 feet to an iron stake in Sill's line; thence South 03° West 100 feet to an iron stake, J.F. Hampton's corner; thence South 88° East with his line 484 feet to an iron pipe on the West side of Old Road; thence North 15° East 29 feet; thence South 84° East 18 feet to an iron stake on the West side of new road; thence North 16° 30" East 74 feet to the beginning, containing 1.14 acres.

Tax Parcel Number: 6847-63-8680.000

Property Address: 4016 Northampton Drive, Winston-Salem, NC 27105