

2024024864 00088

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$454.00

PRESENTED & RECORDED
 07/26/2024 12:44:03 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3818
PG: 1141 - 1144

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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$454.00

Parcel Identifier No. 6866-99-2177.000

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: PD: 0.37+/- acers West Mountain St.

THIS DEED made the 22 day of July, 2024, by and between

GRANTOR	GRANTEE
<p>Wise Veritas, LLC <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address: PO Box 25223 Winston Salem, NC 27114</p>	<p>Ostasha N. Strickland (a/k/a Ostasha N. Ontiveros) and spouse, Carlos Ontiveros</p> <p>Property Address: 2040 West Mountain Street Kernersville, NC 27284</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 3782, Page 942, Forsyth County Registry.

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, 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.

Wise Veritas, LLC, a North Carolina Limited Liability Company

By: [Signature] (SEAL)
Joaquin Sandino, Member

STATE OF NC
COUNTY OF Forsyth

I, Sean D. Roach, a Notary Public, certify that Joaquin Sandino, Member of Wise Veritas, LLC personally came before me this day and acknowledged that he/she is Member of Wise Veritas, LLC, a Limited Liability Company, and that he/she, as Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 22 day of July, 2024.

[Signature]

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 12/3/24

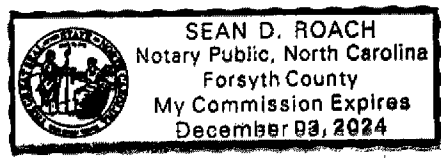


Exhibit "A"

**Property of Ostasha N. Strickland (a/k/a Ostasha N. Ontiveros) and spouse, Carlos Ontiveros
2040 West Mountain Street**

BEGINNING at an iron stake in the south margin of the right of way of U. S. Highway #421 at the point of intersection of the east margin of the right of way of Nandine Lane with said U. S. Highway #421; thence with the south margin of the right of way of U.S. Highway #421, North 63° 34' East 160 feet to an established iron stake, corner with James V. Tuttle; thence with the west line of James V. Tuttle owning Lot #1 of the A.G. Wright Subdivision South 4° 05' West 155.4 feet to an iron stake, the northeast corner of Frank O. Taylor property; thence with the Frank O. Taylor property North 86° 56' West 142.10 feet to an iron stake in the east margin of the right of way of Nandina Lane; thence with the east margin of the right of way of Nandina Lane, North 7° 15' East 76.81 feet to an iron stake, the point of BEGINNING, containing 0.371 acres, more or less, according to survey and unrecorded plat made by John T. Horgan, R.L.S., on May 8, 1969.

The subject property is the same as that property described in Deed Book 3782, Page 942, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6866-99-2177.000 on the Forsyth County Tax Maps.