

2024029498 00166

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$777.00

PRESENTED & RECORDED
 08/30/2024 03:04:05 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3824
PG: 1294 - 1297

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$777.00

Parcel Identifier No. 6835-05-3802.000

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: 0.11 +/- acres

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

GRANTOR	GRANTEE
Good Shepherd Properties LLC (a/k/a Good Shepherd Properties, LLC) <i>a North Carolina Limited Liability Company</i>	Rachel Kelly Jenkins Davis; and Cheryl A. Smith
Grantor Address: 6719 Brynwood Drive Charlotte, NC 28226	Property Address: 134 Shady Boulevard Winston-Salem, NC 27101

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 3611, Page 1990, Forsyth County Registry.

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.

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.

Good Shepherd Properties LLC (a/k/a Good Shepherd Properties, LLC), a North Carolina Limited Liability Company

By: *Edward St. Amand, III* (SEAL)
Edward St. Amand, III, Manager

STATE OF NC
COUNTY OF Forsyth

I, Rebecca P. Ward, a Notary Public, certify that Edward St. Amand, III, Manager of Good Shepherd Properties LLC (a/k/a Good Shepherd Properties, LLC) personally came before me this day and acknowledged that he/she is Manager of Good Shepherd Properties LLC (a/k/a Good Shepherd Properties, LLC), a Limited Liability Company, and that he/she, as Manager, 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 August, 2024.

Rebecca P. Ward
Official Signature of Notary
Printed or typed name of Notary Rebecca P. Ward

My Commission Expires: 02-24-2027

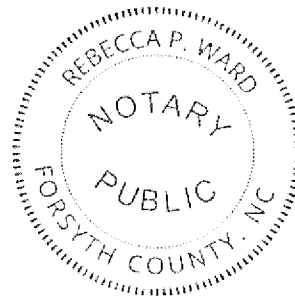


Exhibit "A"**Property of Rachel Kelly Jenkins Davis; and Cheryl A. Smith
134 Shady Boulevard**

BEGINNING at the northeast corner of J. M. Doub's Lot 46 on Shady Boulevard and running West 95 feet to J. W. Bullard's corner; thence North with his line 57 feet to S. J. Boyles' line; thence East the same width to Shady Boulevard; thence southwardly with Shady Boulevard to the beginning, and being the Southern portion of the S. J. Boyles lot, the Deed to which is recorded in Register's office of Forsyth County, in Book 79 at page 471, including the use of an alleyway along the North line of Lot No. 46, as per the following clause in the deed from J. M. Doub to C. T. McCuiston, Deed Book No. 130, page 24, Register's office of Forsyth County, J. M. Doub, the party of the first part, hereby agrees to allow the party of the second part for his use and his heirs, executors and assigns forever the use of an alley beginning at the northwest corner of Lot No. 46 and extending eastwardly along the northern boundary of said lot to the southwest corner of herein lot conveyed to C. T. McCuiston, party of the second part, reference also made to a deed, recorded in Book 146 at page 154, Register's office of Forsyth County.

The subject property is the same as that property described in Deed Book 3611, Page 1990, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6835-05-3802.000 on the Forsyth County Tax Maps.