

2024030229 00134

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$20.00

PRESENTED & RECORDED
09/06/2024 02:26:41 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3825
PG: 656 - 660

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$20.00

Parcel Identifier No. 6849-18-6206

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 2, "Minor Subdivision for: Kelsey Piaseczny", PB 79, PG 151

THIS DEED made the 6 day of sept, 2024, by and between

GRANTOR	GRANTEE
<p>David G. Kirstine and spouse, Mallorie Nelson Kirstine</p> <p>Grantor Address: 136 Oak Forest Drive Kernersville, NC 27284</p>	<p>Kelsey Leigh Piaseczny (unmarried)</p> <p>Property Address: 6583 Red Bank Road Germanton, NC 27019</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 [X] is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3759, Page 4147, 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.


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.

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)

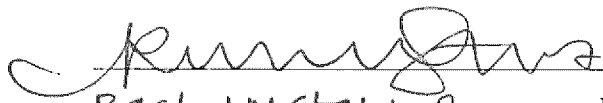
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
David G. Kirstine

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that David G. Kirstine 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 6 day of 9, 2024.


Rachel M Starnes Notary Public
My commission expires: 10/16/27

RACHEL M STARNES
Notary Public, North Carolina
Guilford County
My Commission Expires
October 16, 2027

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Mallorie Nelson Kirstine (SEAL)
Mallorie Nelson Kirstine

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Mallorie Nelson Kirstine 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 9th day of sept, 2024.
18

Rachel M Starnes
Rachel M Starnes Notary Public
My commission expires: 10/16/27

RACHEL M STARNES
Notary Public, North Carolina
Guilford County
My Commission Expires
October 16, 2027

Exhibit "A"

**Property of Kelsey Leigh Piaseczny (unmarried)
6583 Red Bank Road**

BEING KNOWN AND DESIGNATED as Lot 2 as shown on that plat entitled "Minor Subdivision for: Kelsey Piaseczny", as recorded in Plat Book 79, Page 151, 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 a portion of the same as that property described in Deed Book 3759, Page 4147, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6849-18-6206 on the Forsyth County Tax Maps.