

2024030361 00047

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1360.00

PRESENTED & RECORDED
 09/09/2024 09:41:45 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3825
PG: 1262 - 1266

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,360.00

Parcel Identifier No. 6876-06-6077.000

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 18, Croyden, PB 33 PG 53, revised in PB 33 PG 56

THIS DEED made the 29 day of August, 2024, by and between

GRANTOR	GRANTEE
<p>Brad Stanbery and spouse, Rebecca Stanbery</p> <p>Grantor Address: 1119 Hampton Pines Ct Leland, NC 28451</p>	<p>Jake Thomas Garwood (unmarried)</p> <p>Property Address: 117 Croyden Drive 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 3380, Page 3136, 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)

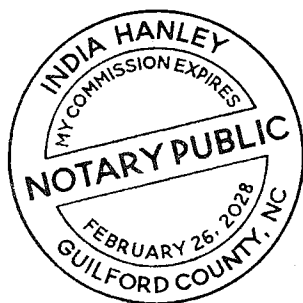
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Brad Stanbery (SEAL)
Brad Stanbery

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Brad Stanbery 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 29 day of August, 2024.



India Hanley
India Hanley Notary Public

My commission expires: 2/26/28

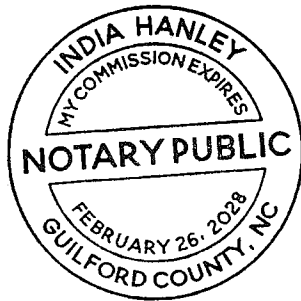
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rebecca Stanbery (SEAL)
Rebecca Stanbery

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Rebecca Stanbery 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 29 day of August, 2024.



India Hanley
India Hanley Notary Public

My commission expires: 2/26/28

Exhibit "A"
Property of Jake Thomas Garwood (unmarried)
117 Croyden Drive

Being known and designated as Lot Number 18 of CROYDEN, as shown on a map recorded in the office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 33, Page 53 and revised in Plat Book 33 at Page 56, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3380, Page 3136, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6876-06-6077.000 on the Forsyth County Tax Maps.