

2024030955 00085

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$1130.00

PRESENTED & RECORDED

09/12/2024 01:29:32 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3825

PG: 4329 - 4333

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: \$1,130.00

Parcel Identifier No. 6866-63-8619.000 & 6866-63-7626.000

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 38, Sec 2A, WINDSOR PARK, PB 33 PG 115 and 0.400 ac +/-

THIS DEED made the 11 day of September, 2024, by and between

GRANTOR	GRANTEE
<p>Woodrow H. Childress Jr. and spouse, Gina D. Childress</p> <p>Grantor Address: 5265 Ivystone Lane Winston-Salem, NC 27104</p>	<p>Dennis George Leris (unmarried)</p> <p>Property Address: 5548 Long Walk Drive & 5540 Long Walk 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 1677, Page 4565 and Book 3773, Page 3040, 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)

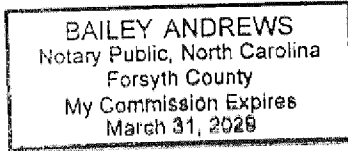
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Gina D Childress (SEAL)
Gina D. Childress

STATE OF North Carolina
COUNTY OF Forsyth


I, the undersigned Notary Public, do hereby certify that Gina D. Childress 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 11 day of September, 2024.



Bailey Andrews
Bailey Andrews Notary Public
My commission expires: 3/31/2029

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

 (SEAL)
Woodrow H. Childress, Jr.

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Woodrow H. Childress Jr. 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 11 day of September, 2024.

BAILEY ANDREWS
Notary Public, North Carolina
Forsyth County
My Commission Expires
March 31, 2029

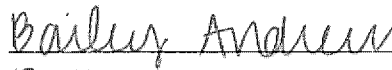

Bailey Andrews Notary Public
My commission expires: 3/31/2029

Exhibit "A"
Property of Dennis George Leris (unmarried)
5548 Long Walk Drive & 5540 Long Walk Drive

Tract One:

BEING KNOWN AND DESIGNATED as Lot Number(s) 38, as shown on the map of WINDSOR PARK (Section 2A), recorded in Plat Book 33, page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT to easements, restrictions and rights-of-way of record.

The subject property is the same as that property described in Deed Book 1677, Page 4565, in the Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6866-63-8619.000 on the Forsyth County Tax Maps.

Tract Two:

Point of beginning being S 84°49'2.5" E, 266.148 feet from -L- Sta.623+00; thence to a point on a bearing of S 01°11'31.7" E, 169.952 feet; thence to a point on a bearing of S 12°18'28.0" E, 97.990 feet; thence to a point on a bearing of N 81°10'6.5" E, 74.725 feet; thence to a point on a bearing of N 11°47'3.4" W, 266.039 feet; thence to a point on a bearing of S 81°54'0.8" W, 44.365 feet; thence along a curve 0.008 feet and having a radius of 4456.336 feet. The chord of said curve being on a bearing of S 81°36'53.2" W, a distance of 0.008 feet; returning to the point and place of beginning. Having an area of 17443.516 Sqr feet being 0.400 acres

The subject property is the same as that property described in Deed Book 3773, Page 3040, in the Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6866-63-7626.000 on the Forsyth County Tax Maps.