

2024031196 00172

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$400.00

PRESENTED & RECORDED
 09/13/2024 04:20:22 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3826
PG: 1179 - 1182

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No. 6836-65-1122.000

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: p/o Lots 58 & 60, Fairview, 0.12ac +/-

THIS DEED made the ____ day of _____, 2024, by and between

GRANTOR	GRANTEE
<p>Leaving Legacies LLC (a/k/a Leaving Legacies, LLC) <i>a North Carolina Limited Liability Company</i></p> <p>Grantor Address: 3357 Table Mountain Pine Drive Raleigh, NC 27616</p>	<p>Joshua Wayne Brown and spouse, Shelby Catherine Brown</p> <p>Property Address: 2321 Woodland Avenue Northeast Winston-Salem, NC 27105</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 3799, 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.

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.

Leaving Legacies LLC (a/k/a Leaving Legacies, LLC), a North Carolina Limited Liability Company

By: Joshua Bivens (SEAL)
Joshua Bivens, Member

STATE OF North Carolina
COUNTY OF Wake

I, Melissa C Garafola, a Notary Public, certify that Joshua Bivens, Member of Leaving Legacies LLC (a/k/a Leaving Legacies, LLC) personally came before me this day and acknowledged that he/she is Member of Leaving Legacies LLC (a/k/a Leaving Legacies, 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 11 day of September, 2024.

Melissa C Garafola

Official Signature of Notary

Printed or typed name of Notary

Melissa C Garafola

My Commission Expires: September 26, 2028

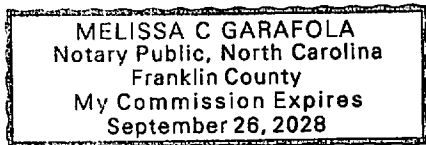


Exhibit "A"

**Property of Joshua Wayne Brown and spouse, Shelby Catherine Brown
2321 Woodland Avenue Northeast**

Beginning at the Northwest corner of Lot 58 in Fairview, as shown on a map of Fairview recorded in Deed 90, Page 588, in the Office of the Register of Deeds of Forsyth County, North Carolina, thence East 85 ft with the line of 2th Street (formerly Cutchen St); thence South 60 ft parallel with the line of Lot 58; thence West 85 ft to a line of Woodland Avenue (formerly Andrews Street); thence North 60 ft with the line of Woodland Avenue to the point of Beginning. The property is portions of the same property known and designated as Lots 58 and 60 in Fairview, as shown on a map recorded in the Register of Deeds Office in Forsyth County, in Block 326.

The subject property is the same as that property described in Deed Book 3799, Page 3136, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-65-1122.000 on the Forsyth County Tax Maps.