

2024032161 00083

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$270.00

PRESENTED & RECORDED
 09/23/2024 01:45:41 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
BK: RE 3827
PG: 1808 - 1813

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$270.00

Parcel Identifier No. 6833-37-8815

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 14, Oak Forrest Development #2, PB 11 PG 130

THIS DEED made the 13th day of September, 2024, by and between

GRANTOR	GRANTEE
<p>Barbara Brewer Finch, as Executor of the Estate of Ronald Perry Brewer;</p> <p>Barbara Brewer Finch (unmarried);</p> <p>Nancy Ann Brewer (unmarried); and</p> <p>Carolyn Brewer Bost (unmarried)</p> <p>Grantor Address:</p>	<p>David Frank Madama (unmarried); and</p> <p>Jordan Madama (unmarried)</p> <p>Property Address: 3651 South Main Street Winston-Salem, NC 27127</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.

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.

The property herein described was acquired by Grantor by instrument recorded in Book 3415, Page 705, 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.

Barbara Brewer Finch (SEAL)

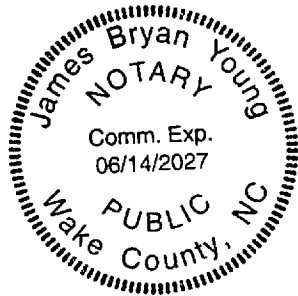
Barbara Brewer Finch, *Individually and as Executor of the Estate of Ronald Perry Brewer*

STATE OF North Carolina

COUNTY OF Wake

I, the undersigned Notary Public, do hereby certify that Barbara Brewer Finch personally, as an individual and as the Executor of the Estate of Ronald Perry Brewer 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 13th day of September, 2024.



James Bryan Young
James Bryan Young Notary Public

My commission expires: 06/14/2027

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

Nancy Ann Brewer (SEAL)
Nancy/Ann Brewer

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Nancy Ann Brewer 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 16 day of September, 2021

JESSE E. MARTINEZ
Notary Public
Forsyth Co., North Carolina
My Commission Expires June 24, 2029

Jesse E. Martinez
Jesse E. Martinez Notary Public

My commission expires: 06/24/2029

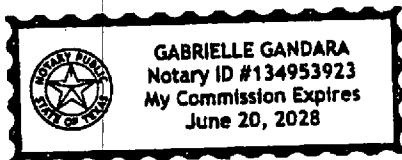
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Carolyn Brewer Bost (SEAL)
Carolyn Brewer Bost

STATE OF Texas
COUNTY OF Harris

I, the undersigned Notary Public, do hereby certify that Carolyn Brewer Bost 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 16th day of September, 2024.



Lakell Lauder

Notary Public
My commission expires: June 20, 2028

Exhibit "A"

**Property of David Frank Madama (unmarried), and Jordan Madama (unmarried)
3651 South Main Street**

Lying and being in Winston Township, Forsyth County, North Carolina, and being known and designated as Lot No. 14, Oak Forrest Development Number 2, a plat of which is recorded in Plat Book 11, Page 130, Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3415, Page 705, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6833-37-8815 on the Forsyth County Tax Maps.