

2024034062 00211

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

PRESENTED & RECORDED

10/07/2024 03:42:10 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3829

PG: 3878 - 3881

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$400.00

Parcel Identifier No. 6843-38-6509.000

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 10, OAK LEAF ACRES, PB 19, PG 111

THIS DEED made the 3rd day of Oct, 2024, by and between.

GRANTOR	GRANTEE
Richard Paul Jarminski (unmarried)	Michael Gray and spouse, Bridget Daniels
Grantor Address: <u>334 AMBERLICK LN.</u> <u>BREA CA 92821</u>	Property Address: 3715 Ribbon Lane Winston-Salem, NC 27107

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 3431, Page 3595, 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)
Richard Paul Jarminski

STATE OF CALIFORNIA
COUNTY OF ORANGE

I, the undersigned Notary Public, do hereby certify that Richard Paul Jarminski 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 31st day of OCTOBER, 2024.



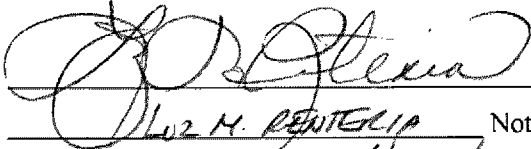

LUZ M. RENTERIA Notary Public
My commission expires: 08/29/2028

Exhibit "A"

**Property of Michael Gray and spouse, Bridget Daniels
3715 Ribbon Lane**

BEING DESIGNATED AND DESCRIBED as Lot 10 as shown on the Map of OAK LEAF ACRES, recorded in Plat Book 19 at Page 111, 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 the same as that property described in Deed Book 3431, Page 3595, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6843-38-6509.000 on the Forsyth County Tax Maps.