

2024034248 00010

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$100.00

PRESENTED & RECORDED
 10/09/2024 09:23:27 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3830
PG: 456 - 461

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$100.00

Parcel Identifier No. 6835-71-8120.000

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: Lots 403 & 404, Columbia Heights Ext, PB 2, PG 75

THIS DEED made the 4 day of October, 2024, by and between

GRANTOR	GRANTEE
James Monroe Lewis, III, Administrator of The Estate of James Monroe Lewis, Jr.	Luis Adalberto Jiron Rivera
James Monroe Lewis, III and spouse, Kristen Catron Lewis	
Brian Lamont Lewis-Hardy (unmarried)	
Grantor Address: 7601 Spurge Dr Fayetteville, NC 28311	Property Address: 1429 Gholson Avenue 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.

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 subject property was acquired by James Monroe Lewis, Jr. on or about June 14, 2016 by instrument recorded in the office of the Forsyth County Register of Deeds in Book 3291, at Page 1916. James Monroe Lewis, Jr. died intestate on or about March 5, 2023 (reference Forsyth County, NC Death Certificate Book 133, at Page 3731). James Monroe Lewis, III & Brian Lamont Lewis-Hardy are the intestate heirs of James Monroe Lewis, Jr.. The Estate of James Monroe Lewis, Jr. is open (reference Forsyth County, NC Estate File 23 E 1581). James Monroe Lewis, III as Administrator of said, will join in the conveyance of the subject property to convey any interest of said estate.

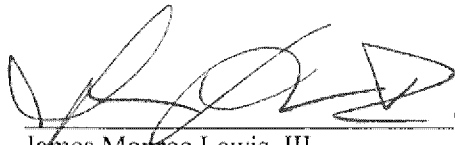
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

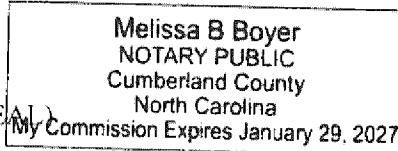
(signatures to follow)

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



James Monroe Lewis, III

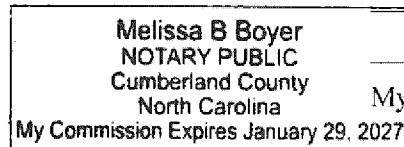
Individually and as Administrator of The Estate of James Monroe Lewis, Jr.



STATE OF North Carolina
COUNTY OF Cumberland

I, the undersigned Notary Public, do hereby certify that James Monroe Lewis, III, Individually and as Administrator of The Estate of James Monroe Lewis, 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 4th day of October, 2024.



Melissa B. Boyer

Notary Public

My commission expires: 4/29/2027

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

Kristen Catron Lewis

Kristen Catron Lewis

(SEAL)

Melissa B Boyer
NOTARY PUBLIC
Cumberland County
North Carolina

My Commission Expires January 29, 2027

STATE OF North Carolina
COUNTY OF Cumberland

I, the undersigned Notary Public, do hereby certify that Kristen Catron Lewis 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 4th day of October, 2024.

Melissa B Boyer
NOTARY PUBLIC
Cumberland County
North Carolina
My Commission Expires January 29, 2027

Melissa B. Boyer

Notary Public

My Commission Expires January 29, 2027

1/29/2027

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

Brian Lamont Lewis-Hardy
 Brian Lamont Lewis-Hardy (SEAL)

Melissa B Boyer
 NOTARY PUBLIC
 Cumberland County
 North Carolina
 My Commission Expires January 29, 2027

STATE OF North Carolina
 COUNTY OF Cumberland

I, the undersigned Notary Public, do hereby certify that Brian Lamont Lewis-Hardy 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 4th day of October, 2024.

Melissa B Boyer
 NOTARY PUBLIC
 Cumberland County
 North Carolina
 My Commission Expires January 29, 2027

Melissa B. Boyer

Notary Public

My commission expires: 1/29/2027

Exhibit "A"

**Property of Luis Adalberto Jiron Rivera
1429 Gholson Avenue**

BEGINNING at an iron stake the northwest intersection of Gholson Street (formerly Patterson Street) and Bruce Street; running thence westwardly with the north line of Gholson Street 50 feet to an iron stake, the southeast corner of Lot 405; thence northwardly with the east line of Lot 405, 110 feet to an iron stake the southwest corner of Lot 427; thence eastwardly with the south line of Lots 427 and 428, 50 feet to an iron stake in the west line of Bruce Street; thence southwardly with the west side of Bruce Street, 110 feet to an iron stake, the place of beginning.

Being known and designated as Lots 403 and 404 on the map of Columbia Heights Extension, recorded in Plat Book 2, Page 75, Office of Register of Deeds, Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3291, Page 1916, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6835-71-8120.000 on the Forsyth County Tax Maps.