

**2024034620 00087**

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$340.00**

PRESENTED &amp; RECORDED

10/11/2024 01:16:47 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

**BK: RE 3830****PG: 2686 - 2689****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$340.00

Parcel Identifier No. 6833-26-7914.000 &amp; 6833-26-6935.000

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: 3 Tracts -

THIS DEED made the 9 day of October, 2024, by and between

GRANTOR	GRANTEE
<b>Robert Lee Little, Executor of The Estate of Ernest R. DuBose</b>	<b>Kinsa Group, LLC</b> <i>a North Carolina Limited Liability Company</i>
<b>Robert Lee Little, Trustee of the Ernest R. DuBose Trust FBO Ernest Rennard Cameron, Jr. dated February 22, 2023</b>	
Grantor Address: 325 Royal Fern Dr. Clemmons, NC 27012	Property Address: 3740 Konnoak Drive & 320 Skyview Drive Winston-Salem, NC 27127

*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 3346, Page 199, 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.

Estate of Ernest R. DuBose

By: Robert Lee Little, Executor (SEAL)  
Robert Lee Little, Executor

Ernest R. DuBose Trust FBO Ernest Rennard Cameron, Jr. dated February 22, 2023

By: Robert Lee Little, Trustee (SEAL)  
Robert Lee Little, Trustee

STATE OF North Carolina  
COUNTY OF Forsyth

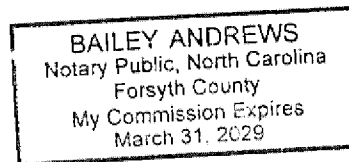
I, Bailey Andrews, Notary Public, do hereby certify that Robert Lee Little, Executor of The Estate of Ernest R. DuBose and Robert Lee Little, as Trustee of Ernest R. DuBose Trust FBO Ernest Rennard Cameron, Jr. dated February 22, 2023 personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 9 day of Oct., 2024.

Bailey Andrews  
Official Signature of Notary

Printed or typed name of Notary

Bailey Andrews  
My Commission Expires: 3/31/2029



**Exhibit "A"****Property of Kinsa Group, LLC, a North Carolina Limited Liability Company  
3740 Konnoak Drive & 320 Skyview Drive****Parcel One - Tax Parcel Identifier Number 6833-26-7914:**

Tract One: Lying and being in Broadbay Township, and beginning at an iron stake on the west side of Konnoak Drive, formerly Holton Street Extension, said iron stake being Philip Hedrick's old northeast corner on the west side of Konnoak Drive, said iron stake being 16.41 feet westwardly from the center of the aforesaid street; running thence northwardly North 00° 25' East along the west side of Konnoak Drive, 100 feet to an iron stake on the west side of aforesaid street, a new corner of Felix Ray Sink; thence North 84° 28' West a new line along aforesaid Sink 211 feet to an iron stake, a new corner of said Sink; thence South 03° 06' West a new line 100 feet to iron stake, a new corner of Felix Ray Sink in Philip Hedrick's old north line; thence South 84° 32' East along the old north line of Philip Hedrick 215.73 feet to the point of Beginning, containing 21,336 square feet including one-half of Konnoak Drive, or in all 22,977 square feet, as surveyed by June Lineback, see deed recorded in Book 457, page 641. Being a portion of Lot No.

3, of the Longworth Place, recorded in Plat Book 2, page 85, in the office of the Register of Deeds of Forsyth County, North Carolina.

Tract Two: Lying and being in Broadbay Township, and being known and designated as Lot No. 1 as shown on map of Felix Ray Sink property as recorded in Plat Book 13, page 73, in the office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 3346, Page 199, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6833-26-7914 on the Forsyth County Tax Maps.

**Parcel Two - Tax Parcel Identifier Number 6833-26-6935:**

BEGINNING at an iron stake in the South right-of-way line of Skyview Drive, said iron stake being located North 85 degrees 59' 48" West 206 feet from an iron stake located at the Southwest corner of the intersection of Skyview Drive and Konnoak Drive, said iron stake being the Northeast corner of the within described parcel and a Northwest corner of Tax Lot 1F, Tax Block 2019, as currently constituted; running thence from said Point of Beginning along the South right-of-way line of Skyview Drive, North 85 degrees 59' 48" West 49.25 feet, the Northeast corner of Thelma Kennedy and Lot No. 5 as shown on the hereinafter referred to plat; running thence with Kennedy's line South 00 degrees 55' 46" West 160.47 feet to an iron stake in the North line of Paul Martin (See Deed Book 646, Page 445); running thence along Martin's line, South 86 degrees 20' 46" East 53.16 feet to an iron stake; running thence North 00 degrees 34' 52" East 98.49 feet to an iron stake in the South line of Tax Lot 1F hereinabove referred to; thence along the South line of Tax Lot 1F, North 86 degrees 31' 36" West 24.63 feet to an iron stake in the East line of Lot No. 2 as shown on the herein after referred to plat; thence along the East line of Lot No. 2, North 00 degrees 34' 02" East 61.60 feet to an iron stake, the Point and Place of Beginning as shown on a plat of survey showing existing Lots 1F, 2F and 3F of Tax Block 2019 for Robert Miller property by Christopher A. Wall, P.L.S, Lexington, North Carolina, and being known and designated as all of Lots 2, 3 and 4 as shown upon the plat of Felix Ray Sink Property as recorded in Plat Book 13, Page 73, Forsyth County Registry, and a small strip of land off the extreme Western edge of Tax Lot 103 A, Tax Block 2019, and deeded to Robert Miller by deed recorded in Deed Book 837, Page 314. BEING all of Tax Lot 2F and 3F and a small portion of Tax Lot 103A, all in Block 2019, Forsyth County Tax Map.

The subject property is the same as that property described in Deed Book 3507, Page 1486, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6833-26-6935 on the Forsyth County Tax Maps.