

2024034710 00025

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$180.00

PRESENTED & RECORDED
 10/14/2024 09:17:06 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3830
PG: 3306 - 3309

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$180.00

Parcel Identifier No. 6826-81-3607

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, Clinard Crest, PB 10, PG 92

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

GRANTOR	GRANTEE
<p>Ola Sims Murrell (unmarried/widow)</p> <p>Grantor Address: 2480 Hartfield Circle Winston-Salem, NC 27106</p>	<p>Blue Panorama Collaborative, LLC <i>a North Carolina Limited Liability Company</i></p> <p>Property Address: 1312 Thurmond Street 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 3830, Page 1749, 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)

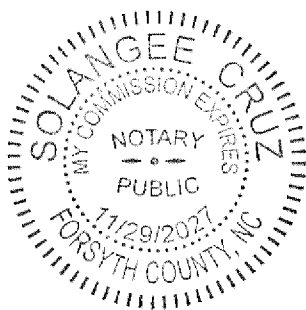
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Ola Sims Murrell (SEAL)
Ola Sims Murrell

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Ola Sims Murrell 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 09 day of October, 2024.



Solangee Cruz Notary Public
My commission expires: 11-29-27

Exhibit "A"

Property of Blue Panorama Collaborative, LLC
a North Carolina Limited Liability Company
1312 Thurmond Street

BEGINNING at an iron stake on the west side of Thurmond Street, said stake being the southeast corner of Lot No. 11; running thence in a westernly direction along the south line of Lot No. 11 204.7 feet to an iron stake, the southwest corner of Lot No. 11 and Children's Home Property; running thence in a southernly direction along the west line of Lot No. 10 and Children's Home Property 50 ft. to an iron stake, the northwest corner of Lot No. 9; running thence in an easternly direction along the north line of Lot No. 9 211.9 feet to an iron stake in the west line of Thurmond Street; running thence in a northernly direction along the west line of Thurmond St. 50 ft. to the place of beginning. Being all of Lot. No. 10, Clinard Crest, Plat Book 10, Page 92.

The subject property is the same as that property described in Deed Book 3830, Page 1749, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6826-81-3607 on the Forsyth County Tax Maps.