

**2024036423 00018**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$24.00**PRESENTED & RECORDED  
10/28/2024 08:38:21 AM**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CARLA B FLEMING, DPTY**BK: RE 3832**  
**PG: 4492 - 4496****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$24.00

Parcel Identifier No. 6846-12-6121

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: Joseph Orenstein, 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: PD: 0.14 +/- acres Emerald St.

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

GRANTOR	GRANTEE
<p><b>Victor C. Jones and spouse, Courtney A. Jones</b></p> <p>Grantor Address: 4405 Eagles Nest Drive Winston-Salem, NC 27127</p>	<p><b>Craig Hinton and spouse, Sabrina Frazier Hinton</b></p> <p>Property Address: Emerald 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.

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.

TO HAVE AND TO HOLD the afore said 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.

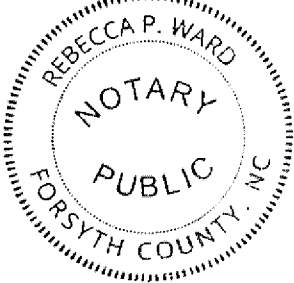
Victor C. Jones (SEAL)  
Victor C. Jones

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Victor C. Jones 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 4 day of October, 2024.



Rebecca P. Ward  
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

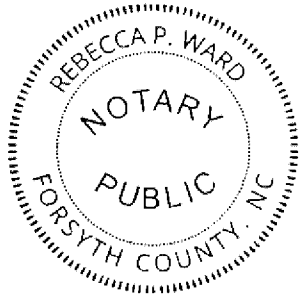
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Courtney A. Jones (SEAL)  
Courtney A. Jones

STATE OF NC  
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Courtney A. Jones 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 4 day of October, 2024.



Rebecca P. Ward  
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

**Exhibit "A"**  
**Property of Craig Hinton and Sabrina Frazier Hinton**  
**Emerald Street**

BEGINNING at an iron stake on the West side of Lincoln Boulevard, running thence Westwardly 125.5 feet to an iron stake, thence Northwardly 50 feet to an iron stake; thence Eastwardly 125.9 feet to an iron stake in the West line of Lincoln Blvd.; Southwardly along the West line of Lincoln Blvd. 50 feet to the place of beginning and being known and designated as Lot No. 258 as shown on Map of East Fourteenth Street Development Company as recorded in Plat Book 2, Page 32-A, Register of Deeds Office of Forsyth County, North Carolina. Tax Block 1379, Lot 258.

The subject property is the same as that property described in Deed Book 3723, Page 2281, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6846-12-6121 on the Forsyth County Tax Maps.