

2024037791 00095

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$544.00

PRESENTED & RECORDED

11/06/2024 01:54:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3834**PG: 3647 - 3651****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$544.00

Parcel Identifier No. 6858-70-7963.000

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: 1.123 ac +/-

THIS DEED made the 5 day of November, 2024, by and between

GRANTOR	GRANTEE
Michael Howard Phillips and spouse, Rebecca Hicks Phillips	Douglas Scott Apter
Grantor Address: _____ _____	Property Address: 2704 Rocky Branch Road Walkertown, NC 27051

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 3719, Page 996, 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)

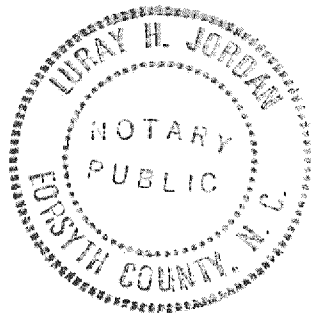
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rebecca Hicks Phillips (SEAL)
Rebecca Hicks Phillips

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Rebecca Hicks Phillips 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 5 day of November, 2024.



Luray H. Jordan
Luray H. Jordan Notary Public
My commission expires: May 14, 2028

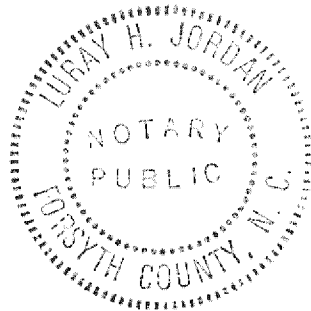
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Michael Howard Phillips (SEAL)
Michael Howard Phillips

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Michael Howard Phillips 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 5 day of November, 2024.



Luray H. Jordan
Luray H. Jordan Notary Public
My commission expires: May 14, 2028

Exhibit "A"
Property of Douglas Scott Apter
2704 Rocky Branch Road

BEGINNING at an iron stake located at the north right of way line of Rocky Branch Road (this point lies within the northern margin of the proposed right of way extension of Rocky Branch Road — a proposed private road — and lies North 01° 23' East 30.00 feet from the southeast corner of the property described in Deed Book 922, Page 423, Forsyth County Registry), southwest corner of N. H. Vaughn property (Deed Book 764, Page 219, Forsyth County Registry) and running thence with the north right of way line of the proposed extension of (Rocky Branch Road), North 88° 37' West 200.00 feet to an iron stake lying in the western boundary line of the property described in Deed Book 922, Page 423, Forsyth County Registry, southeast corner of the property of Henry P. Morris (now or formerly); running thence North 01° 23' East 246.90 feet to an iron stake lying at the northwest corner of the property described in Deed Book 922, Page 423, Forsyth County Registry; thence South 87° 23' 06" East 200.05 feet to an iron stake lying at the northeast corner of the property described in Deed Book 922, Page 423, Forsyth County Registry; thence South 01° 23' West 242.60 feet to the place of BEGINNING and containing 1.123 acres, more or less. This description is in accordance with a survey prepared by Daniel Donathan, RLS, dated November 14, 1953.

The above described property contains all of the real property contained in the legal description to that 1.26 acre tract of land described in the conveyance recorded in Deed Book 922, Page 423, Forsyth County Registry except for a thirty (30) foot wide strip of land lying contiguous to and north of the southern boundary line of the said 1.26 acre tract of land which was excepted and recited as being "dedicated to public use" apparently for an extension of Rocky Branch Road all as more specifically set out in the conveyance recorded in Deed Book 922, Page 423, Forsyth County Registry, the description which is incorporated herein by reference.

There is conveyed herewith all of the property described in the deeds recorded in Book 2869, Page 3624 and Book 3273, Page 689, Forsyth County Registry.

There is also conveyed herewith and this property is subject to any and all easements appurtenant to this property including but not limited to the easements described and/or referenced in the deeds recorded in Deed Book 922, Page 423; Book 1420, Page 1531; Book 2247, Page 2899; Book 2828, Page 4210; Book 2869, Page 3624 and Book 3273, Page 689, Forsyth County Registry.

This is the same property as described in Book 2869, Page 3624 and Book 3273, Page 689, Forsyth County Registry and is designated as Tax PIN 6858-70-7963.00 (Block 3241, Lot 012H) on the Forsyth County tax maps.

The subject property is the same as that property described in Deed Book 3719, Page 996, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6858-70-7963.000 on the Forsyth County Tax Maps.