

2024038623 00108

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$464.00

PRESENTED & RECORDED
11/13/2024 02:54:44 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3835
PG: 3710 - 3713

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$464.00

Parcel Identifier No. 6836-62-5085.000 & 6836-62-6025

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:

THIS DEED made the 13 day of November, 2024, by and between

GRANTOR	GRANTEE
<p>Olivia Nicole Green (unmarried)</p> <p>Grantor Address: <u>248 Alexander Prater</u> <u>Law 27127 Winston-Salem</u> <u>North Carolina</u></p>	<p>Victor Hubert Tate, Jr. and spouse, Sebrina Jordan Tate</p> <p>Property Address: 1355 North Cleveland Avenue & 1204 East Fourteenth Street Winston-Salem, NC 27101</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 1833, Page 40, Forsyth County Registry.

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 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)

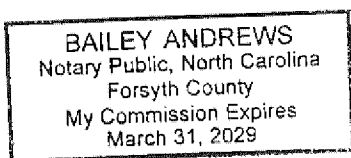
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Olivia Nicole Green (SEAL)
Olivia Nicole Green

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Olivia Nicole Green 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 13 day of NOVEMBER, 2024.



Bailey Andrews
Bailey Andrews Notary Public
My commission expires: 3/31/2029

Exhibit "A"

**Property of Victor Hubert Tate, Jr. and spouse, Sebrina Jordan Tate
1355 North Cleveland Avenue & 1204 East Fourteenth Street**

BEGINNING at an iron located at the intersection of the Eastern right of way line of Cleveland Avenue and the Southern line of 14th Street South 79 40' 50" East 100.00 feet to an iron; thence with the Western property line of Lot 106, Block 346 of the Forsyth County Tax Maps as presently constituted South 6 23'18" West 137.73 feet to an iron; thence South 86 12'38" West 39.83 feet to a point; thence South 6 25'45" West 5.00 feet to an iron; thence North 82 08'40" West 60.22 feet to an iron in the Eastern right of way line of Cleveland Avenue; East 149.85 feet to an iron, said iron being the point and place of BEGINNING. This property also being known and described as Lots 101 and 102, Block 346 of the Forsyth County Tax Maps as presently constituted.

The subject property is the same as that property described in Deed Book 1833, Page 40, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-62-5085.000 & 6836-62-6025 on the Forsyth County Tax Maps.