

2024043850 00239

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$731.00

PRESENTED & RECORDED
12/27/2024 03:07:19 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3842

PG: 2490 - 2494

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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$731.00

Parcel Identifier No. 6889-63-9830.000

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

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: Lots 6&7, Deer Path, Sec 1, PB 32, PG 149

THIS DEED made the 20 day of Dec., 2024, by and between

GRANTOR	GRANTEE
<p>Daniel Kyle Earwood and wife, Leanna Donato Earwood</p> <p>Grantor Address: 9742 Grand Oak Way Knoxville, TN 37931</p>	<p>Jack Michael Harmon and wife, Ashlynn Wilde Harmon</p> <p>Property Address: 9320 Deer Path Lane Kernersville, NC 27284</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 3773, Page 441, 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.

Leanna Donato Earwood (SEAL)

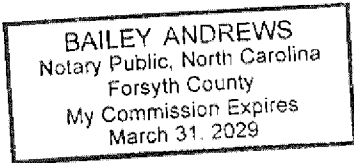
Leanna Donato Earwood

STATE OF North Carolina

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Leanna Donato Earwood 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 20 day of Dec., 2024.



Bailey Andrews

Bailey Andrews Notary Public

My commission expires: 3/31/29

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

Daniel Kyle Earwood (SEAL)
Daniel Kyle Earwood

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Daniel Kyle Earwood 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 20 day of Dec, 2024.

Bailey Andrews
Bailey Andrews Notary Public
My commission expires: 3/31/29

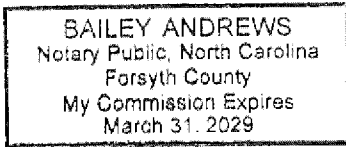


Exhibit "A"

**Property of Jack Michael Harmon and wife, Ashlynn Wilde Harmon
9320 Deer Path Lane**

BEING Known and Designated as Lot Numbers 6 & 7 as shown on the map of Deer Path, Section One, as recorded in Plat Book 32, Page 149 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

The subject property is the same as that property described in Deed Book 3773, Page 441, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6889-63-9830.000 on the Forsyth County Tax Maps.