

2025001544 00109

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$500.00

PRESENTED & RECORDED
 01/16/2025 04:17:46 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3844
PG: 3577 - 3580

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$500.00

Parcel Identifier No. 6837-66-0730.000

Verified by _____ County on the _____ day of _____, 20__

By: _____

Mail to: Grantee

This instrument prepared by: Rachel M Starnes, 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: +/- 1.49 acres along Tise Avenue

THIS DEED made the 14 day of January, 2025, by and between

GRANTOR	GRANTEE
Carol Anders (unmarried)	Cool Properties LLC, <i>a North Carolina Limited Liability Company</i>
Grantor Address: 4710 Pleasant Garden Road Pleasant Garden, NC 27313	Property Address: 4440 Tise Avenue Winston-Salem, NC 27105

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.

Subject to an existing DOT, Recorded in Book, RE3710 and Page, 1889-1907

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

submitted electronically by "Pinyan Law Office, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Carol Anders (SEAL)
Carol Anders

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Carol Anders 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 14 day of JANUARY, 2025.

BAILEY ANDREWS
Notary Public, North Carolina
Forsyth County
My Commission Expires
March 31, 2029

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

Exhibit "A"**Property of Cool Properties LLC, a North Carolina Limited Liability Company
4440 Tise Avenue**

BEGINNING at a point in the Western right-of-way of Tise Avenue, said beginning point lying North 00 degrees 32' 04" West 14.39 feet from a point alleged to be a corner of Lot 477 in Tax Block 1524 on Forsyth County Tax Maps, and said beginning point also lying South 00 degrees 32' 04" East 301.21 feet from the Northeast corner of Lot 480 in Tax Block 1524, Forsyth County Tax Maps which is the Northeast corner of lot 480 on the Map of MONTVIEW, a plat of which is recorded in Plat Book 1, page 106, Forsyth County Registry; and from said beginning point running North 86 degrees 44' 35" West 18.83 feet to an iron, and continuing with the South line of Lot 478 and North line of Lot 477, North 86 degrees 44' 35" West 210.27 feet to an iron, the Southeast corner of Lot 438, Plat of Montview; running thence North 03 degrees 04' 14" East 300.11 feet to an iron; thence South 86 degrees 52' 01" East 210.16 feet to an iron in the Western right-of-way line of Tise Avenue; and running thence with said right-of-way line of Tise Avenue South 00 degrees 32' 04" East 301.21 feet to the point and place of BEGINNING. Containing 1.5207 Acres, and being Lots 478, 479 and 480 as shown on the Plat of the Ogburn Realty Co. Property known as MONTVIEW and recorded in Plat Book 1, page 106; and the Southwest portion of the Map showing Property of Estate of R.L. Cox - No. 2 recorded in Plat Book 11, page 4, Forsyth County Registry; and being according to a survey prepared for Jackie V. Anderson and wife, Donna B. Anderson, dated 9/17/92, as Drawing No. 92481, by Thomas A. Riccio & Associates, R.L.S. No. L-2815.

The subject property is the same as that property described in Deed Book 3710, Page 1886, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6837-66-0730.000 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.