

2025009343 00155

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$190.00

PRESENTED & RECORDED
 03/25/2025 03:26:25 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3854
PG: 2253 - 2263

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$190.00

Parcel Identifier No. 6836-34-4425.000

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: Lot 23, Block "R", "Block S & Portion of Block R, Greenway Place", PB 6 PG 146

THIS DEED made the 25 day of March, 2025, by and between

GRANTOR	GRANTEE
<p>Tomeka Purcell and spouse, Herbert Purcell (16.5%);</p> <p>Anthanette Petree (unmarried) (16.5%);</p> <p>Phyllis Elaine Petree (unmarried) (33%);</p> <p>Wayne Marvin Berry (unmarried) (11%);</p> <p>Nicole Monique Berry (unmarried) (7.333%);</p> <p>Carmen Camille Berry (unmarried) (7.333%); and</p> <p>Candace Tawana Berry (unmarried) (7.333%)</p> <p>Grantor Address: 14121 Rhone Valley Drive Charlotte, NC 28278</p>	<p>Gul Rehman, an unmarried person</p> <p>Property Address: 2234 North Glenn Avenue 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

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.

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 subject property was acquired by Jessie G. Petree, Sr., and wife, Ola Mae Petree on or about August 11, 1965 by instrument recorded in the office of the Forsyth Register of Deeds in Book 924, at Page 651. Ola Mae Petree died on or about June 24, 1991 (reference Forsyth, NC Death Certificate Book 94, at Page 73). Jessie G. Petree, Sr., died intestate on or about August 18, 2010 (reference Legacy Winston-Salem Journal: <https://www.legacy.com/us/obituaries/winstonsalem/name/jessie-petree-obituary?id=24387408>). Jessie G. Petree, Jr., Phyllis Elaine Petree, and Gwendolyn Delores Berry are the intestate heirs of Jessie G. Petree, Sr.. Gwendolyn Delored Berry died intestate on or about December 27, 2010 (reference Forsyth, NC Death Certificate Book 117, at Page 2669). The Intestate heirs of Gwendolyn Delores Berry are Wayne Marvin Berry, Nicole Monique Berry, Carmen Camille Berry and Candace Tawana Berry. Jessie G. Petree, Jr., died intestate on or about August 14, 2020 (reference Forsyth, NC Death Certificate Book 129, at Page 4015). The intestate heirs of Jessie G. Petree, Jr., are Tomeka Purcell, and Anthanette Petree. Phyllis Elaine Petree, Wayne Marvin Berry, Nicole Monique Berry, Carmen Camille Berry, Candace Tawana Berry, Tomeka Purcell, and Anthanette Petree, along with spouses will join in the conveyance of the subject property to convey any interest of said estate."

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.

Tomeka Purcell

(SEAL)

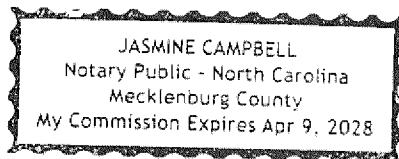
Tomeka Purcell

STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Tomeka Purcell 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 21st day of March, 2025.



Jasmine Campbell

Jasmine Campbell

Notary Public

My commission expires: 4/9/2028

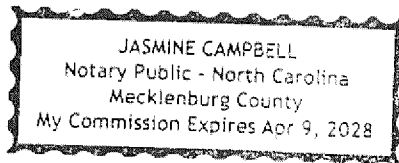
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Herbert Purcell (SEAL)
Herbert Purcell

STATE OF North Carolina
COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Herbert Purcell 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 21st day of March, 2025.



Jasmine Campbell
Jasmine Campbell Notary Public
My commission expires: 4/9/2028

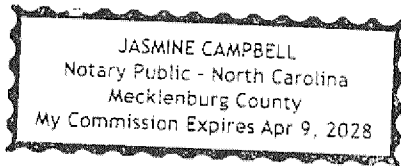
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Anthanette Petree by Tomeka L.R. Purcell Attorney in Fact
(SEAL)
Anthanette Petree by Tomeka Purcell, Attorney in Fact

STATE OF North Carolina
COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Tomeka Purcell, serving as Agent for Anthanette Petree pursuant to a Power of Attorney recorded at Deed Book 3854, Page 2132, Forsyth County Registry, 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 21st day of March, 2025.



Jasmine Campbell
Jasmine Campbell Notary Public
My commission expires: 4/9/2028

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

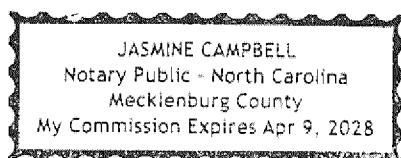
Phyllis Elaine Petree by Tomeka Purcell, Attorney in fact
 (SEAL)
 Phyllis Elaine Petree by Tomeka Purcell, Attorney-in-Fact

STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Tomeka Purcell, serving as Agent for Phyllis Elaine Petree, pursuant to a Power of Attorney recorded at Deed Book 3854, Page 2132, Forsyth County Registry, 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 21 day of March, 2025.



Jasmine Campbell
Jasmine Campbell Notary Public
 My commission expires: 4/9/2028

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

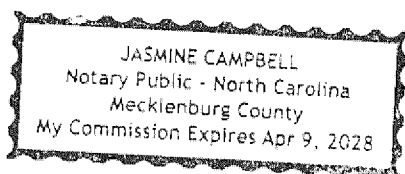
Wayne Marvin Berry by Tomeka Purcell Attorney in Fact
(SEAL)
Wayne Marvin Berry by Tomeka Purcell, Attorney-in-Fact

STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Tomeka Purcell, serving as Agent for Wayne Marvin Berry pursuant to a Power of Attorney recorded at Deed Book 3854, Page 2132, Forsyth County Registry, 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 21st day of March, 2025.



Jasmine Campbell
Jasmine Campbell Notary Public
My commission expires: 4/9/2028

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

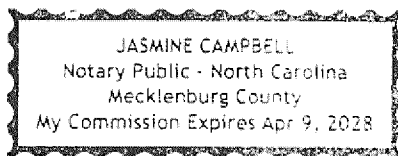
Nicole Monique Berry by Tomeka Purcell Attorney In Fact
 (SEAL)
 Nicole Monique Berry by Tomeka Purcell, Attorney-in-Fact

STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Tomeka Purcell, serving as Agent for Nicole Monique Berry pursuant to a Power of Attorney recorded at Deed Book 3854, Page 2132, Forsyth County Registry, 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 21st day of March, 2025.



Jasmine Campbell
Jasmine Campbell Notary Public
 My commission expires: 4/9/2028

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

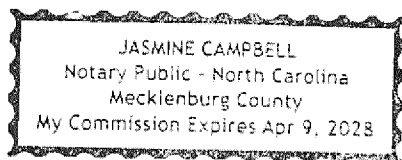
Carmen Camille Berry by Tomeka R. Attorney-in-Fact
 (SEAL)
 Carmen Camille Berry by Tomeka Purcell, Attorney-in-Fact

STATE OF North Carolina

COUNTY OF Mecklenburg

I, the undersigned Notary Public, do hereby certify that Tomeka Purcell, serving as Agent for Carmen Camille Berry pursuant to a Power of Attorney recorded at Deed Book 3854, Page 2132, Forsyth County Registry, 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 21st day of March, 2025.



Jasmine Campbell
Jasmine Campbell Notary Public
 My commission expires: 4/9/2028

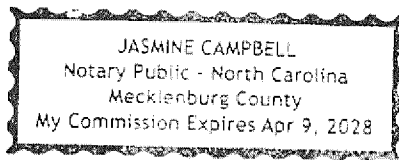
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Candace Tawana Berry by Tomeka Purcell Attorney in Fact
(SEAL)
Candace Tawana Berry by Tomeka Purcell, Attorney-in-Fact

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, the undersigned Notary Public, do hereby certify that Tomeka Purcell, serving as Agent for Candace Tawana Berry pursuant to a Power of Attorney recorded at Deed Book 3854, Page 2132, Forsyth County Registry, 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 21st day of MARCH, 2025.



Jasmine Campbell
Jasmine Campbell Notary Public
My commission expires: 4/9/2028

Exhibit "A"**Property of Gul Rehman, an unmarried person
2234 North Glenn Avenue**

BEGINNING at a point in the Western boundary of Glenn Avenue, said point being the Southeast corner of Lot # 22, and running thence Westwardly along the Southern boundary of Lot # 22 a distance of 136 feet to a point the Southwest corner of Lot # 22; running thence Southwardly a distance of 55.1 feet to a point the Northwest corner of Lot # 24; running thence Eastwardly along the Northern boundary of Lot # 24 a distance of 118.6 feet to a point in the Western boundary of Glenn Avenue, said point being the northeast corner of Lot # 24; running thence Northwardly along the Western boundary of Glenn Avenue as it curves a distance of 60 feet to the point and place of beginning. Being known and designated as Lot # 23, Block "R", as shown on the map entitled "Block S and Portion of Block R, Greenway Place", recorded in the office of the Register of Deeds of Forsyth County, N. C., in Plat Book 6, page 146, to which said map reference is hereby made.

The subject property is the same as that property described in Deed Book 924, Page 651, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6836-34-4425.000 on the Forsyth County Tax Maps.