

2025013343 00105

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$821.00

PRESENTED & RECORDED
 04/24/2025 01:08:57 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3859
PG: 2823 - 2827

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$821.00

Parcel Identifier No. 6825-51-9450.000

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 81, Ardmore, PB 2, PG 96(2)

THIS DEED made the 16 day of April, 2025, by and between

GRANTOR	GRANTEE
Hal H. Atkinson and spouse, Heidi D. Klepin	Matthew Dane Albaugh and spouse, Avery Joelle Christian
Grantor Address: 1534 Overbrook Avenue Northwest Winston-Salem, NC 27104	Property Address: 1823 Gaston Street Winston-Salem, NC 27103

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 3181, Page 432, 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.

 (SEAL)

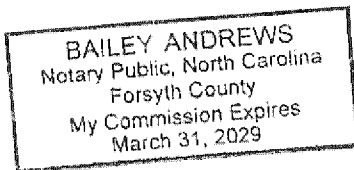
Hal H. Atkinson

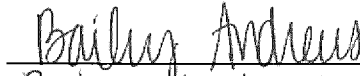
STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Hal H. Atkinson 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 16 day of April, 2025.




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.

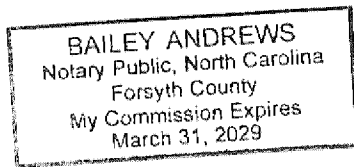
 (SEAL)
Heidi D. Klepin

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Heidi D. Klepin 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 16 day of April, 2025.



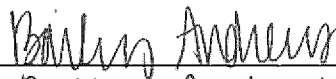

Bailey Andrews Notary Public
My commission expires: 3/31/29

Exhibit "A"

**Property of Matthew Dane Albaugh and spouse, Avery Joelle Christian
1823 Gaston Street**

BEING KNOWN AND DESIGNATED as Lot No. 81 as shown on the Map of ARDMORE, SECTION 4, as recorded in Plat Book 2, Page 96(2) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3181, Page 432, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6825-51-9450.000 on the Forsyth County Tax Maps.