

2025016042 00210

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$434.00

PRESENTED & RECORDED

05/13/2025 04:17:59 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3863**PG: 1356 - 1359****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$434.00

Parcel Identifier No. p/o 6834-97-3278

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 13, Allendale, PB 2, PG 28

THIS DEED made the 6 day of May, 2025, by and between

GRANTOR	GRANTEE
S.G. Atkins Community Development Corporation (a/k/a S. G. Atkins CDC) <i>a North Carolina Corporation</i>	Michael G. Jesmore and spouse, Barbara G. Town
Grantor Address: 1922 South Martin Luther King Junior Drive, Box A Winston-Salem, NC 27107	Property Address: 1923 South Martin Luther King Junior Drive Winston-Salem, NC 27107

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 3124, Page 795, 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.

S.G. Atkins Community Development Corporation (a/k/a S. G. Atkins CDC),
a North Carolina Corporation

By: Carol Davis (SEAL)
Carol Davis, Officer

STATE OF NC
COUNTY OF Forsyth

I, Landis Hinnant, a Notary Public, certify that Carol Davis, Officer of S.G. Atkins Community Development Corporation (a/k/a S. G. Atkins CDC) personally came before me this day and acknowledged that he/she is Officer of S.G. Atkins Community Development Corporation (a/k/a S. G. Atkins CDC), a Corporation, and that he/she, as Officer, being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal this 6 day of May 2025.

Landis Hinnant
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: Jan 25 2026

LANDIS HINNANT
Notary Public, North Carolina
Guilford County
My Commission Expires
January 25, 2026

Exhibit "A"

**Property of Michael G. Jesmore and spouse, Barbara G. Town
1923 South Martin Luther King Junior Drive**

BEING KNOWN AND DESIGNATED as Lot 13 as shown on that plat entitled "Allendale", as recorded in Plat Book 2, at Page 28 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 part of that property described in Deed Book 3124, Page 795, Forsyth County Registry and is further designated as part of Tax Parcel Identifier Number 6834-97-3278 on the Forsyth County Tax Maps.