

2025019892 00124

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$326.00

PRESENTED & RECORDED
 06/11/2025 04:26:22 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3868
PG: 1842 - 1846

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$326.00

Parcel Identifier No. 6833-16-5496.000

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 155 & 156, Map of Williard Dale, PB 4, PG 165

THIS DEED made the 4 day of June, 2025, by and between

GRANTOR	GRANTEE
Sonja Marie Gwaltney-Compton (f/k/a Sonja Marie Gwaltney) and spouse, Kimberly Michelle Compton	Theo Magarrell and spouse, Kathryn Elizabeth Magarrell
Grantor Address: 200 Snow Lane Rockwood, TN 37854	Property Address: 3761 Hastings Avenue Winston-Salem, NC 27127

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 3792, Page 2711, 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.

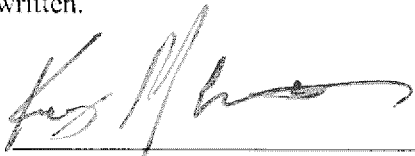
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.



(SEAL)

Kimberly Michelle Compton

STATE OF

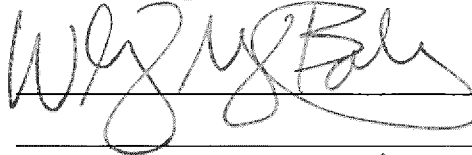
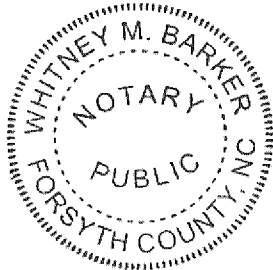
NC

COUNTY OF

Forsyth

I, the undersigned Notary Public, do hereby certify that Kimberly Michelle Compton 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 4 day of June, 2025.



Notary Public

My commission expires: Feb. 17, 2030

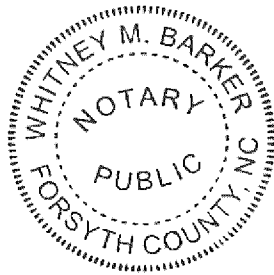
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Sonja Marie Compton (SEAL)
Sonja Marie Gwaltney-Compton (f/k/a Sonja Marie Gwaltney)

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Sonja Marie Gwaltney-Compton (f/k/a Sonja Marie Gwaltney) 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 4 day of June, 2025.



Whitney M. Barker Notary Public
My commission expires: Feb. 17, 2030

Exhibit "A"

**Property of Theo Magarrell and spouse, Kathryn Elizabeth Magarrell
3761 Hastings Avenue**

BEING KNOWN AND DESIGNATED, as Lots 155 and 156 as shown on the Map of Williard Dale as recorded in Plat Book 4, Page 165, 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 3792, Page 2711, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6833-16-5496.000 on the Forsyth County Tax Maps.