

2023008659 00068

FORSYTH COUNTY NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$500.00

PRESENTED & RECORDED

03/20/2023 11:30:49 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3745**PG: 424 - 428****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$500.00

Parcel Identifier No. 6879-01-6129

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: Joseph D. Orenstein, 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: LOT 72, SALEM QUARTER, SECTION TWO, PB 39, PG 95.

THIS DEED made the 20 day of March, 2023, by and between

GRANTOR	GRANTEE
Adam R. McKeon and wife, Amy L. McKeon	Luke Meares and spouse, Audre Renee Tyner (a/k/a Audre Meares)
Grantor Address:	Property Address: 5980 Asheby Drive Belews Creek, NC 27009

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 3508, Page 544, 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.

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)

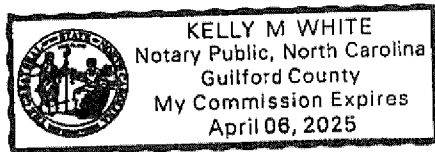
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Adam R. McKeon

STATE OF NC
COUNTY OF Forrest

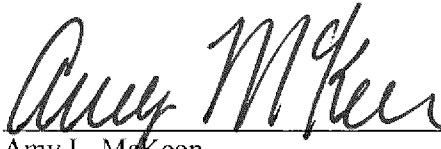
I, the undersigned Notary Public, do hereby certify that Adam R. McKeon personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 20 day of March, 2023.




Kelly M. White Notary Public
My commission expires: 4/6/25

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

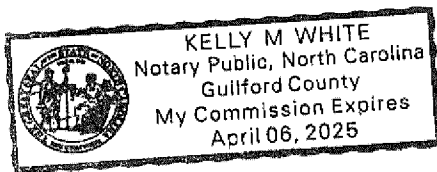

Amy L. McKeon (SEAL)

STATE OF Nc

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Amy L. McKeon 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 20 day of March, 2023.




Kelly M. White Notary Public
My commission expires: 4/6/25

Exhibit "A"

**Property of Luke Meares and Audre Renee Tyner (a/k/a Audre Meares), husband and wife
5980 Asheby Drive**

BEING KNOWN AND DESIGNATED AS LOT 72 AS SHOWN ON THE PLAT OF SALEM QUARTER, SECTION TWO, AS RECORDED IN PLAT BOOK 39, PAGE 95, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The subject property is the same as that property described in Deed Book 3508, Page 544, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6879-01-6129 on the Forsyth County Tax Maps.