

2020057485 00001

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$710.00
 PRESENTED & RECORDED
 12/16/2020 08:03:26 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B POLLOCK
 DPTY

BK: RE 3573
PG: 3060 - 3063

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$710.00

Parcel Identifier No. 6990-29-2954

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Coltrane Grubbs Orenstein, PLLC, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Joseph D. Orenstein, a licensed North Carolina attorney, for Coltrane Grubbs Orenstein, PLLC.
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: 2.0 acres along Blue Water Drive DB 2132 PG 510

THIS DEED made the 15th day of December, 2020, by and between

GRANTOR	GRANTEE
<p>Patsy J. Patton, a widow</p> <p>Grantor Address: _____ _____</p>	<p>Brandon S. Passe and wife, Rebekah H. Passe</p> <p>Property Address: 7299 Blue Water Drive Belews Creek, NC 27009</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 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 2132, Page 510, Forsyth County Registry.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto

Submitted electronically by "Coltrane Grubbs Orenstein, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Patsy J. Patton (SEAL)
Patsy J. Patton

STATE OF N.C.
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Patsy J. Patton 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 15th day of December, 2020.

Shelby A. Fontana
Shelby A. Fontana Notary Public
My commission expires: June 16, 2021.



Exhibit "A"
Property of Brandon S. Passe and wife, Rebekah H. Passe
7299 Blue Water Drive

LOT #2 CONTAINING 2.000 ACRES, and described as follows:

BEGINNING at a new iron pin located in the western right-of-way line of Blue water Drive, a 60 foot paved public road with right-of-way dedication (See Plat Book 37, Page 1 and the right-of-way agreement recorded in Deed Book 1830, Page 4365, Forsyth county Registry) which marks the northeast corner of the within described lot, thence from the point of beginning South 02 deg. 37' 53" East 274.56 feet along the western edge of the right-of-way line to a point in the centerline of cook Farm Road (S.R. 1960) (See Right-of-way Agreement recorded in Deed Book 1830, Page 4365, Forsyth county Registry), thence the following two courses and distances along the centerline of cook Farm Road, continuing past the pavement and onto the private gravel cook Farm Road: N 87 deg. 00' 36" W. 169.97 feet to a point, North 85 deg. 55' 38" W 160.41 feet to a new iron pin which marks the southeast corner of Lot #1 to be deeded to Peggy Jane C. Isley, thence North 01 deg. 19' 07" East 268.45 feet along a line with Lot #1 to a new iron pin, thence South 87 deg. 21' 18" East 311.29 feet to a new iron pin in the western right-of-way line of Blue water Drive, the point of BEGINNING, and containing 2.000 acres and being all of Lot #2 of the property of Lucille D. cook according to an unrecorded survey plat by Vaughn surveying co., dated 4-7-98.

SUBJECT to a 30-foot easement as follows:

BEGINNING at a new iron pin in the right-of-way line of Blue water Drive (See Plat Book 37, Page 1) marking the northeast corner of the within described lot, thence South 02 deg. 37' 53" East 30.13 feet to a point, thence North 87 deg. 21' 18" West 313.37 feet to a point; thence North 01 deg. 19' 07" East 30.01 feet to a new iron pin, thence South 87 deg. 21' 18" East 311.29 feet to a new iron pin, the point of BEGINNING, and being a 30.01 foot strip south of the northern property line of the within described lot.

The subject property is the same as that property described in Deed Book 2132, Page 510, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6990-29-2954 on the Forsyth County Tax Maps.