

**2022048964 00067**

FORSYTH COUNTY NC FEE \$26.00  
 NO TAXABLE CONSIDERATION  
 PRESENTED & RECORDED  
 10/28/2022 11:18:28 AM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: CARLA B FLEMING, DPTY  
**BK: RE 3725**  
**PG: 2672 - 2674**

**NORTH CAROLINA NON-WARRANTY DEED**

- 0 -  Excise Tax	Recording Time, Book and Page
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Tax Lot No..... Parcel Identifier No.....6990-29-2954.....  
 Verified by Forsyth County on the .....day of ....., 2022 by .....

Mail after recording to: Rebekah H. Passe 7299 Blue Water Drive, Belevs Creek, NC 27009  
 This instrument was prepared by: Ingle Law, PLLC, 8512 US Highway 158, Stokesdale, NC 27357  
 Brief description for the Index: 2.0 acres metes and bounds along Blue Water Drive

**NO TITLE EXAM PERFORMED**

THIS DEED made this 16<sup>th</sup> day of June 2022 by and between

GRANTOR	GRANTEE
<b>BRANDON S. PASSE, separated</b> <u>320 N Club Dr</u> <u>Asheboro, NC 27205</u>	<b>REBEKAH H. PASSE, separated</b> 7299 Blue Water Drive Belevs 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.

The subject property hereinafter described was not the primary residence of Grantor.

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.

The purpose of this conveyance is to sever the tenancy by the entirety in the property described herein pursuant to G.S. 39.13(c) and to vest sole title in the name of Grantee, and to allow Grantee to henceforth convey and encumber said property or any portion thereof without the consent or joinder for Grantor. Grantor hereby relinquishes: (1) All rights to administer the Grantee's estate as provided in G.S. 28A-4.1 with respect to the real property described herein; (2) All right of intestate succession in the subject property as provided in G.S. 29-14; (3) The right to an elective life estate in the subject property as provided in G.S. 29-30; (4) The right to dissent from Grantee's will as to the subject property as provided in G.S. 30-3.1. It is the intention of the parties hereto that the property described herein shall be considered separate property of the Grantee pursuant to the Equitable Distribution Act (G.S. 50-20 ff.) and Grantor relinquishes all right or claim to said property in said Act.

WITNESSETH, that the Grantor, for 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 the County of Forsyth, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A."

This property is commonly known as 7299 Blue Water Drive, Belews Creek, NC 27009 and has a tax parcel number of 6990-29-2954. This property was acquired by Grantor by Deed recorded in Deed Book 3573, Page 3060, 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.

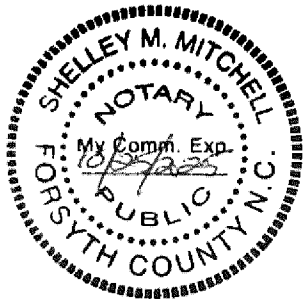
The Grantor makes no warranty, express or implied, as to title to the property hereinabove described. Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights-of-way and ad valorem taxes for the current year.


IN WITNESS WHEREOF, the Grantor have hereunto set his hand and seal, the day and year first above written.

 (SEAL)  
BRANDON S. PASSE

STATE OF NORTH CAROLINA, FORSYTH COUNTY:

I, Shelley M. Mitchell, a Notary Public of the County and State aforesaid, certify that BRANDON S. PASSE, Grantor, either being personally known to me or proven by satisfactory evidence (said evidence being a State-issued driver's license) personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16th day of June 2022.



  
Notary Public  
My commission expires: 10/25/2025

**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.**