

**2023014100 00100**FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$553.00**PRESENTED & RECORDED  
05/01/2023 12:42:44 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY  
BK: RE 3751  
PG: 3099 - 3100**NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$553.00**Parcel Identifier No.** 6899-05-2773.000**Verified by:** Forsyth County on the    day of   , By:                     **Mail/Box to:** Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609**This instrument was prepared by:** Midtown Property Law, 4800 Six Forks Road, Suite 120, Raleigh, NC 27609**Brief description of the Index:** LO007W BL5242THIS DEED made this 1<sup>st</sup> day of M A Y, 2023, by and between

<b>GRANTOR(S):</b>	<b>GRANTEE(S):</b>
Brenda B. Cobbler, a widow , <b>unmarried</b>  Forwarding Address: 3347 Cypress Church Road, Cameron, NC 28326	Opendoor Property Trust I, a Delaware Statutory Trust  Mailing Address: 410 North Scottsdale Road, Suite 1600, Tempe, AZ 85281

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, parcel of land or condominium unit situated in the City of Forsyth County, North Carolina and more particularly described as follows:

Beginning at an old iron stake in the center of N.C. Public Road 1970, a corner with Duke Power Company, and running thence with the center line of said road north 77 degrees 36' west 50 feet to a point in said road; thence continuing with the center line of said road north 43 degrees 24' west 50 feet to an iron nail in the center of said road; thence continuing with the center of said road north 10 degrees 28' west 50 feet to a nail; thence continuing with the center of said road north 03 degrees 08' east 100 feet to a nail in the center of said road; thence continuing with the center of said road north 02 degrees 53' east 70 feet to a point in the center of said road; thence 02 degrees 53' east 90 feet to an iron in the eastern margin of said road, a new corner with A.C. Pegram; south 87 degrees 29' East 320.81 feet to an iron stake, a corner with said Pegram in Duke Power

Submitted electronically by "Midtown Property Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Company's line (see deed book 1005, page 821, Forsyth County Registry); thence with Duke Power Company's line the following courses and distances: south 04 degrees 32' west 72 feet to an iron stake, south 23 degrees 50' west 95.80 feet to an iron stake, south 37 degrees 20' west 143.40 feet to an iron stake; south 58 degrees 13' west 69.70 feet to an iron stake, south 67 degrees 59' west 47.10 feet to an iron stake, south 21 degrees 48' west 15.17 feet to the beginning, containing 2.0 acres, more or less, according to a survey made by Kenneth A. Vaughn, registered land surveyor, on January 15, 1973.

Property Address: 9397 Benefit Church Road, Kernersville NC, 27284  
Parcel ID: 6899-05-2773.000

Note: Previous owner Gary L. Cobbler deceased per Forsyth County Estate File 22-E-894 and his spouse Brenda B. Cobbler absorbed Gary's interest in subject property at that time as the surviving tenant by the entirety.

The property herein described was acquired by Grantor by instrument recorded in Book 3137, Page 1351-1352.

All or a portion of the property herein conveyed XX includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_, Page \_\_.


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:

**There is excepted from these warranties all easements, conditions, rights of way and restrictions as may appear on public record; and the lien of ad valorem taxes for the current year which taxes have been prorated as to the date of closing between the Grantor and Grantee.**

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

*Brenda B. Cobbler*  
Brenda B. Cobbler

STATE OF NORTH CAROLINA COUNTY OF <del>GUILFORD</del> <i>Wake</i>	SEAL
I, <u>Luke A Perry</u> , Notary Public, do hereby certify that Brenda B. Cobbler personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this <u>1<sup>st</sup></u> day of <u>May</u> , 20 <u>23</u>	
<i>[Signature]</i> Official Signature of Notary Printed or typed name of Notary	
My Commission Expires: <u>1/16/2024</u>	