

**2024019000 00040**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$662.00

PRESENTED & RECORDED  
06/12/2024 11:15:27 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3810**  
**PG: 4059 - 4062**

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.

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$662.00

Parcel Identifier No. 6865-80-4007

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 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 15, SEDGE LAKE GARDEN, SECTION 1, PB 32, PG 2

THIS DEED made the   5   day of   June  , 2024, by and between

GRANTOR	GRANTEE
<p><b>Kathleen Elizabeth Sullivan (unmarried)</b></p> <p>Grantor Address: 5407 Thorpe Drive Summerfield, NC 27358</p>	<p><b>Justin Cody Rager and spouse, Breanna Marie Sparacino</b></p> <p>Property Address: 1573 Jubilee Trail Kernersville, NC 27284</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 3229, Page 1595, 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.

*Kathleen Elizabeth Sullivan* (SEAL)  
Kathleen Elizabeth Sullivan

STATE OF NC  
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Kathleen Elizabeth Sullivan 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 5 day of June, 2024.

*Mariela Macias-Villalpando*  
\_\_\_\_\_  
Mariela Macias V Notary Public  
My commission expires: 11/05/2028

MARIELA MACIAS-VILLALPANDO  
Notary Public, North Carolina  
Guilford County  
My Commission Expires  
November 05, 2028

**Exhibit "A"**

**Property of Justin Cody Rager and spouse, Breanna Marie Sparacino  
1573 Jubilee Trail**

BEING KNOWN AND DESIGNATED as Lot Number 15 as shown on the map of SEDGE LAKE GARDEN, SECTION 1, as recorded in Plat Book 32, Page 2 in the Office of the Register of Deeds of Forsyth County, North Carolina. reference to which is hereby made for a particular description.

The subject property is the same as that property described in Deed Book 3229, Page 1595, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6865-80-4007 on the Forsyth County Tax Maps.