

2024023423 00098

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$910.00

PRESENTED & RECORDED
07/16/2024 01:55:59 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3816
PG: 1779 - 1783

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$910.00

Parcel Identifier No. 6866-96-4774.000

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: Rob Sosower, 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 21, Wellington Village, PB 40, Pg 33

THIS DEED made the 29 day of June, 2024, by and between

GRANTOR	GRANTEE
<p>Christopher D. Dolesh and spouse, Lenore Franzese Dolesh</p> <p>Grantor Address: _____ _____</p>	<p>Michael Ryan Hester; and Lindsey Ann Nicoletti</p> <p>Property Address: 5712 Bromley Drive 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 3497, Page 87, Forsyth County Registry.

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

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.

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)

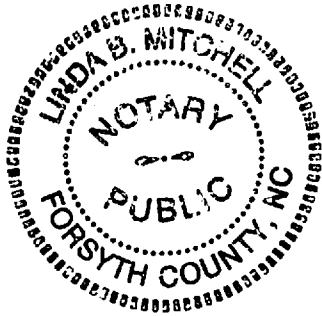
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Christopher D. Dolesh (SEAL)
Christopher D. Dolesh

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Christopher D. Dolesh 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 29 day of June, 2024.



Linda B Mitchell
Linda B Mitchell Notary Public
My commission expires: 9/21/24

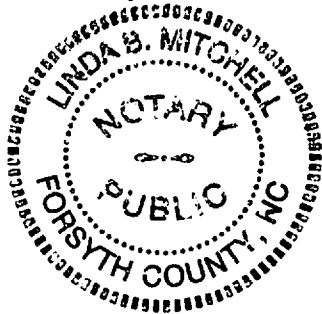
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Lenore Franzese Dolesh (SEAL)
Lenore Franzese Dolesh

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Lenore Franzese Dolesh 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 29 day of June, 2024.



Linda B Mitchell
Linda B Mitchell Notary Public

My commission expires: 9/21/24

Exhibit "A"

**Property of Michael Ryan Hester; and Lindsey Ann Nicoletti
5712 Bromley Drive**

BEING KNOWN AND DESIGNATED as Lot 21 of Wellington Village, a map and plat of which is recorded in Plat Book 40, Page 33 in the Office of the Register of Deeds of Forsyth County, to which reference is hereby made for a more particular description thereof.

The subject property is the same as that property described in Deed Book 3497, Page 87, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6866-96-4774.000 on the Forsyth County Tax Maps.