

2024025598 00027

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$950.00

PRESENTED & RECORDED
 08/01/2024 09:56:24 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3819
PG: 1105 - 1109

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$950.00

Parcel Identifier No. 6866-73-6688.000

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 15, Windsor Park, Sec 1, PB 30, PG 199

THIS DEED made the 24 day of July, 2024, by and between

GRANTOR	GRANTEE
<p>Matthew J. Bartell and spouse, Wendi Rae Harper-Bartell</p> <p>Grantor Address: 9430 White Tail Trail Kernersville, NC 27284</p>	<p>Joshua Heath Peebles and spouse, Ashly Nikkol Peebles</p> <p>Property Address: 458 Windsor Park Road 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 2852, Page 370, 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.


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.

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.


Matthew J. Bartell

(SEAL)

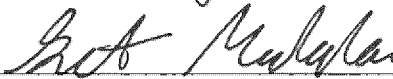
STATE OF North Carolina

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Matthew J. Bartell 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 24 day of July, 2024.

GENET MESHESHA
Notary Public, North Carolina
Guilford County
My Commission Expires
November 16, 2028


Genet Meshesha Notary Public

My commission expires: 11/16/2028

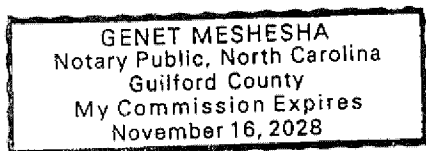
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Wendi Rae Harper Bartell
Wendi Rae Harper-Bartell

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Wendi Rae Harper-Bartell 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 24 day of July, 2024.



Genet Meshesha
Genet Meshesha Notary Public
My commission expires: 11/16/2028

Exhibit "A"

**Property of Joshua Heath Peeples and spouse, Ashly Nikkol Peeples
458 Windsor Park Road**

Being known and designated as Lot 15, as shown on Map of Windsor Park, (Section 1), as revised, recorded in Plat Book 30, Page 199, Forsyth County Registry, reference to which is hereby made for a more particular description.

Save and except any releases, deeds of release or prior conveyance of record.

Said property is commonly known as 458 Windsor Park Road, Kernersville NC 27284.

The subject property is the same as that property described in Deed Book 2852, Page 370, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6866-73-6688.000 on the Forsyth County Tax Maps.