

2024029917 00121

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$570.00

PRESENTED & RECORDED
 09/04/2024 03:21:21 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3824
PG: 3430 - 3434

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: \$570.00

Parcel Identifier No. 6990-19-8939.000

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: PD: 1+/- acres Cook Farm Rd

THIS DEED made the 4 day of September, 2024, by and between

GRANTOR	GRANTEE
Timothy B. Hofeling and spouse, Annabeth Marie Hofeling	Bentley Craig Sosebec, Jr. and spouse, Jodi Lynn Sosebec
Grantor Address: 4653 Joyner Farm Road Walnut Cove, NC 27052	Property Address: 9027 Cook Farm Road Belews 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.

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 3172, Page 1897, 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)

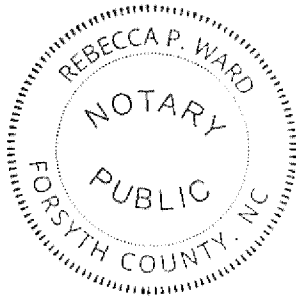
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

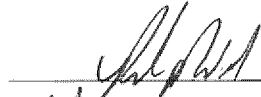
 (SEAL)
Timothy B. Hofeling

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Timothy B. Hofeling 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 4 day of September, 2024.




Rebecca P. Ward Notary Public
My commission expires: 02-24-2027

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

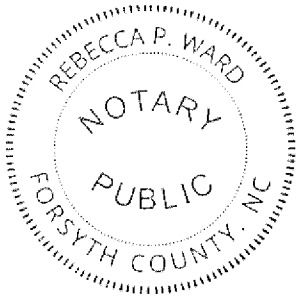
 (SEAL)
Annabeth Marie Hofeling

STATE OF NC

COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Annabeth Marie Hofeling 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 4 day of September, 2024.





Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

Exhibit "A"

**Property of Bentley Craig Sosebee, Jr. and spouse, Jodi Lynn Sosebee
9027 Cook Farm Road**

BEGINNING at an iron in the centerline of Cook Farm Road (a private gravel road), said iron marking the southwest corner of that 2.00 acre tract designated as Lot #1" conveyed to Peggy Jane C. Isley recorded in Deed Book 2020, Page 3126, Forsyth County Registry; thence with Isley's west line North 01° 19' 07" East 273.47 feet to an iron; thence South 87° 21' 18" East 160.42 feet to an iron; thence on a new line South 01° 19' 07" West 269.75 feet to a new iron, at or near the centerline of Cook Farm Road; thence with the centerline of Cook Farm Road North 88° 40' 53" West 160.38 feet to an iron, the point and place of BEGINNING, CONTAINING 1.00 ACRE, more or less, and being all of LOT 1-A in accordance with a survey prepared by Vaughn Surveying Co., Inc., last revised May 29, 2001, bearing Drawing No. C-4151, reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3172, Page 1897, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6990-19-8939.000 on the Forsyth County Tax Maps.