

2024034695 00010

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$538.00

PRESENTED & RECORDED
 10/14/2024 09:10:27 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3830
PG: 3152 - 3155

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: \$538.00

Parcel Identifier No. 5898-71-2343.000

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: 0.74 +/- acre

THIS DEED made the 3 day of October, 2024, by and between

GRANTOR	GRANTEE
Sodus Group Holdings, LLC <i>a North Carolina Limited Liability Company</i>	Kristen Lineberry Van Tuyl and spouse, Trace Emile Van Tuyl; and Charles M. Lineberry, Jr. <i>as Joint Tenants with Rights of Survivorship</i>
Grantor Address: 5805 Shallowford Road Lewisville, NC 27023	Property Address: 4716 Skylark Road Pfafftown, NC 27040

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 3774, Page 2488, 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:

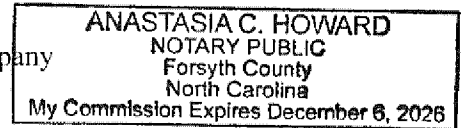
Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

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

Sodus Group Holdings, LLC, a North Carolina Limited Liability Company

By: Christine T. Dzula (SEAL)
Christine T. Dzula, Managing Member



STATE OF NC
COUNTY OF Forsyth

I, Anastasia C Howard, a Notary Public, certify that Christine T. Dzula, Managing Member of Sodus Group Holdings, LLC personally came before me this day and acknowledged that he/she is Managing Member of Sodus Group Holdings, LLC, a Limited Liability Company, and that he/she, as Managing Member, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 3 day of Oct, 2024.

Anastasia C. Howard
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 12/6/2026

Exhibit "A"

**Property of Kristen Lineberry Van Tuyl and spouse, Trace Emile Van Tuyl;
and Charles M. Lineberry, Jr.
as Joint Tenants with Rights of Survivorship
4716 Skylark Road**

Adjoining the lands of Harold Spaugh, Maude Bowen, and Kenneth A. Spaugh, and others, Beginning at an iron stake Kenneth A. Spaugh's corner in Maude Bowen's line, and runs thence north 85 deg, 30 min. West 328 feet to a point in the center of Skylark Drive; Kenneth A. Spaugh's corner; thence with the center of Skylark Drive North 56 deg. 15 min. East 415 feet to a point in Skylark Drive, Lydia P. Spaugh's corner; thence South 3 deg. 15 min. West 264.5 feet to the beginning, containing 1.20 acres, more or less. This being a part of the Harrison Spaugh and the B. A. Wilson lands.

The subject property is the same as that property described in Deed Book 3774, Page 2488, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5898-71-2343.000 on the Forsyth County Tax Maps.