

2025003360 00046

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$566.00

PRESENTED & RECORDED
 02/04/2025 11:40:06 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3847
PG: 543 - 548

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$566.00

Parcel Identifier No. 6808-91-7083.000

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

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: Lots 208, 209, 210, 211 & p/o 207, Bethania Heights, PB 9, PGs 107 & 108

THIS DEED made the 1st day of February, 2025, by and between

GRANTOR	GRANTEE
Samantha Rae Mosley (unmarried) Jeffery Lee Mosley and spouse, Sheila Mosley Grantor Address: _____ _____	Megan Moran and Conner Nicol, Wife and Husband, Other Property Address: 3507 Hartford Street Winston-Salem, NC 27106

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 3708, Page 1937, Forsyth County Registry.

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.

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.

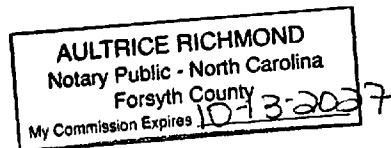
Samantha Rae Mosley (SEAL)
Samantha Rae Mosley

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Samantha Rae Mosley 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 1st day of February, 2025.

Aultrice Richmond
Aultrice Richmond Notary Public
My commission expires: 10-13-2027



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

Jeffery Lee Mosley (SEAL)
Jeffery Lee Mosley

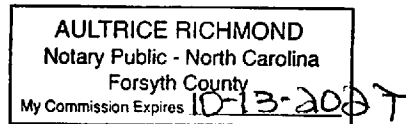
STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Jeffery Lee Mosley 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 1st day of February, 2025.

Aultrice Richmond
Aultrice Richmond Notary Public

My commission expires: 10-13-2027



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

Sheila Mosley (SEAL)
Sheila Mosley

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Sheila Mosley 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 1st day of February, 2025.

Aultrice Richmond
Aultrice Richmond Notary Public

My commission expires: 10-13-2027

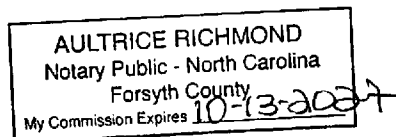


Exhibit "A"

**Property of Megan Kate Moran and spouse, Conner Nicol
3507 Hartford Street**

BEING KNOWN AND DESIGNATED as Lot Numbers 208, 209, 210, 211 and all of Lot Number 207 except the southernmost 20 feet, all as shown on the Map of BETHANIA HEIGHTS as recorded in Plat Book 9 at Page 107 and 108 in the Office of the Register of Deeds of Forsyth County, North Carolina; reference to which is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3708, Page 1937, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6808-91-7083.000 on the Forsyth County Tax Maps.