

2025009900 00107

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$120.00

PRESENTED & RECORDED
 03/28/2025 12:48:44 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3855
PG: 1160 - 1163

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$120.00

Parcel Identifier No. 6848-93-8588

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: 5.252 +/- acres

THIS DEED made the 24 day of March, 2025, by and between

GRANTOR	GRANTEE
<p>Carole S. Quesenberry (unmarried)</p> <p>Grantor Address: 4975 McGee Road Walkertown, NC 27051</p>	<p>Homero Manuel Gonzalez and spouse, Araceli Aguilar Barcenas</p> <p>Property Address: Day Road Walkertown, NC 27051</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 subject property was acquired by John R. Quesenberry and spouse, Carole S. Quesenberry on or about August 17, 1982 by instrument recorded in the Forsyth County Register of Deeds in Book 1370, Page 1760. John R. Quesenberry died on or about October 26, 2021 (reference Forsyth County, NC Death Certificate Book 131, Page 3468).

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.

Carole S. Quesenberry by
Scot R. Quesenberry AIF (SEAL)

Carole S. Quesenberry by Scot R. Quesenberry, her Attorney-In-Fact

STATE OF North Carolina
 COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Scot R. Quesenberry, serving as Agent for Carole S. Quesenberry pursuant to a Power of Attorney recorded at Book 3847, Page 2593, Forsyth County Registry, 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 March, 2025.

Robert L. Sosower Notary Public
 My commission expires: 5/26/2027

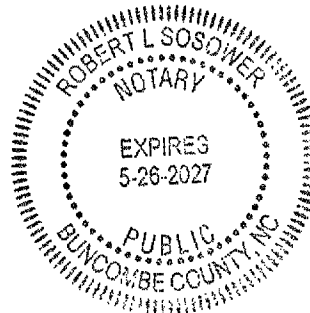


Exhibit "A"**Property of Homero Manuel Gonzalez and spouse, Araceli Aguilar Barcenas
Day Road**

Beginning at an iron stake, the southwest corner of the herein described tract, said iron stake being located N 66 degrees 43 minutes 16 seconds 112.04 feet from the SW corner of that tract conveyed to Shugart Enterprises, Inc. in deed book 1357, page 459, Forsyth Registry, reference to which is hereby made for a more particular description of the point and place of beginning; thence with the Stanley E. Norris line as recorded in D. B. 1361, P. 1542, N 04 degrees 28 minutes 14 seconds E 198.15 feet to an iron stake, the Norris NE corner; thence with the Norris line N 55 degrees 22 minutes 05 seconds W 305.40 feet to an iron stake, the Norris NW corner in the P. D. Day line; thence with the P. D. Day line N 03 degrees 47 minutes 56 seconds E 473.28 feet to an iron stake, the NW corner of the herein described tract; thence along a new line S 73 degrees 03 minutes 53 seconds E 368.06 feet to an iron stake in the W side of a private roadway; thence N 05 degrees 06 minutes 54 seconds E with the W side of the said roadway 196.89 feet to an iron stake in the S margin of Disher Road (an old dirt farm road); thence with the S margin of the said Disher Road S 87 degrees 44 minutes 51 seconds E 25.03 feet to an iron stake; thence with the E margin of the said private roadway S 05 degrees 06 minutes 54 seconds W 203.37 feet to an iron stake; then S 05 degrees 06 minutes 54 seconds W along a new John R. Quesenberry and Steve M. Priddy line 570.07 feet to an iron stake, the NW corner of the Shugart Enterprises Inc. tract; then S 05 degrees 06 minutes 54 seconds W with the Shugart line 206.16 feet to an iron stake in the N margin of Day Road; thence with the N margin of Day Road N 66 degrees 43 minutes 16 seconds W 112.04 feet to the place of beginning, containing 5.252 acres, more or less.

The subject property is the same as that property described in Deed Book 1370, Page 1760, Forsyth County Registry and in Deed Book 1561, at Page 1406, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6848-93-8588.000 on the Forsyth County Tax Maps.