

2025012130 00047

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$940.00

PRESENTED & RECORDED

04/15/2025 11:22:00 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3858**PG: 340 - 344****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$940.00

Parcel Identifier No. 6865-80-0380.000

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: Lot 99, Sec 1, Sedge Lake Garden, PB 32, PG 2

THIS DEED made the 11 day of Apr: 1, 2025, by and between

GRANTOR	GRANTEE
Richard L. Cooper and spouse, Travis L. Wall	Joshua James Penninger (unmarried)
Grantor Address: 136 Enclave Drive Clemmons, NC 27012	Property Address: 5309 Ember Lane Kernersville, NC 27284

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 3809, Page 2512, 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)

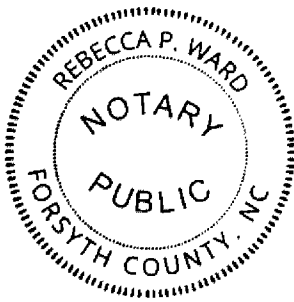
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Travis L. Wall (SEAL)

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Travis L. Wall 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 11 day of April, 2025.



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

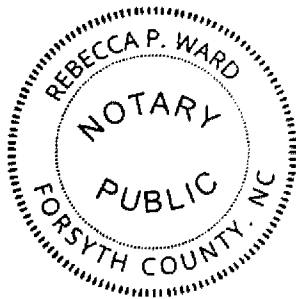
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (SEAL)
Richard L. Cooper

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Richard L. Cooper 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 11 day of April, 2025.





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

Exhibit "A"

**Property of Joshua James Penninger (unmarried)
5309 Ember Lane**

BEING KNOWN AND DESIGNATED as Lot No. 99 as shown on the plat entitled Sedge Lake Garden, Section One as recorded in Plat Book 32, Page 2 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 3809, Page 2512, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6865-80-0380.000 on the Forsyth County Tax Maps.