

2025013539 00088

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$744.00

PRESENTED & RECORDED
 04/25/2025 01:44:21 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3859
PG: 4150 - 4155

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$744.00

Parcel Identifier No. 5873-69-8374.000

Verified by _____ County on the _____ day of _____, 2025

By: _____

Mail to: Grantee at property address

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: **0.570 acres, Center Grove Church Road**THIS DEED made the 17 day of April, 2025, by and between

GRANTOR	GRANTEE
Virginia College, (unmarried) Rosanna Lail (f/k/a Rosanna College) and spouse, Thomas Lail Grantor Address: <u>335 Binkley Woods Dr.</u> <u>Clemmons NC 27012</u>	Philip Dennis Barnes and spouse, Kimberly Laine Barnes Property Address: 8719 Center Grove Church Road Clemmons, NC 27012

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 2872, Page 3224, Forsyth County Registry.

Submitted electronically by "Kangur & Porter, LLP"
 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)

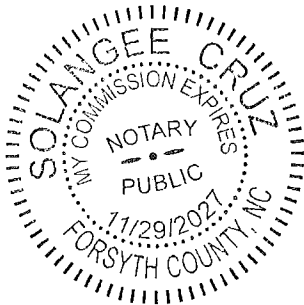
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Virginia College (SEAL)
Virginia College

STATE OF nc
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Virginia College 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 17 day of April, 2025.



Solangee Cruz Notary Public
My commission expires: 11.29.27

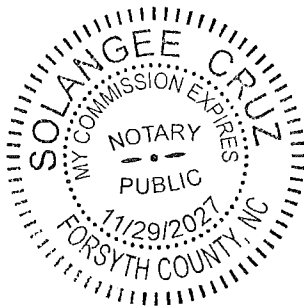
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Rosanna Lail (SEAL)
Rosanna Lail (f/k/a Rosanna College)

STATE OF NC
COUNTY OF Forsyth

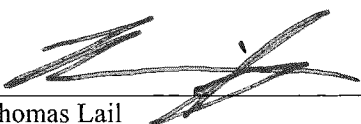
I, the undersigned Notary Public, do hereby certify that Rosanna Lail (f/k/a Rosanna College) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 17 day of April, 2025.



Solangee Cruz Notary Public
My commission expires: 11-29-27

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

 (SEAL)
Thomas Lail

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Thomas Lail 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 17 day of April, 2025.


Solangee Cruz Notary Public
My commission expires: 11.29.27

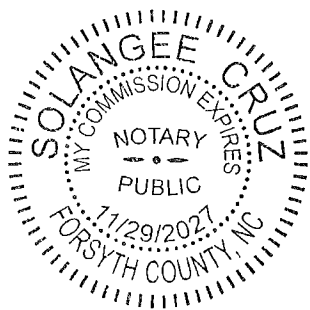


EXHIBIT "A"
8719 Center Grove Church Road

BEGINNING at an iron located in the Western right of way line of Center Grove Church Road and also being located in the Northeast corner of Embert V. Doty, Deed Book 558, Page 446, Forsyth County Registry; thence from said point of Beginning North 59 deg. 37' 05" West 127.34 feet to an iron; thence North 07 deg. 24' 23" East 117.18 feet to an iron; thence South 51 deg. 49' 07" East 214.04 feet to an iron in the Western right of way line of Center Grove Church Road; thence along the Western right of way of Center Grove Church Road South 37 deg. 00" West 134.98 feet to an iron, the point and place of Beginning, containing 0.570 acres, more or less, and being in accordance with a survey prepared by Kenneth L. Foster, R.L.S., dated August 24, 1992, Job No. 5582.85A.

The subject property is the same as that property described in Deed Book 2872, Page 3224, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5873-69-8374.000 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.