

2025017327 00092

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$798.00

PRESENTED & RECORDED

05/22/2025 01:16:04 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS, ASST

BK: RE 3864

PG: 4317 - 4321

***Prepared by: Mansell J. Carloni, Bailey & Thomas, P.A. (WITHOUT TITLE SEARCH)
Return to: Atlas Orange, 109 E Mountain Street, Suite D, Kernersville, NC 27284***

Parcel #6980-70-2054.000

Excise Tax \$798.00

NORTH CAROLINA INDIVIDUAL AND EXECUTOR'S WARRANTY DEED

Pursuant to NCGS 105-317.2, Grantor certifies the property ____ does X does not include the Grantor's primary residence

THIS DEED made this ____ day of May, 2025, by and between JANICE P. GIEBENRATH, EXECUTRIX OF THE ESTATE OF JOSEPH D. PERRY; and JANICE P. GIEBENRATH, in her individual capacity, with joinder of spouse, ROBERT GIEBENRATH, whose mailing address is 3668 Cassia Drive, Orlando, FL 32828; and DONNA K. DAVIS, with joinder of spouse, KIRK DAVIS, hereinafter called Grantor; and GEOFFREY DANIEL COTTIER, whose mailing address is 6277 Reidsville Road, Kernersville, NC 27284, hereinafter called Grantee.

W I T N E S S E T H:

THAT WHEREAS, JOSEPH D. PERRY, late of Forsyth County, North Carolina, died testate on October 23, 2024, and his Last Will and Testament has been admitted to probate in a proceeding in the office of the Clerk of Superior Court of Forsyth County, North Carolina and appears in File No. 24 E 2478; and

WHEREAS, JANICE P. GIEBENRATH qualified in an estate proceeding as EXECUTRIX of the ESTATE OF JOSEPH D. PERRY on November 26, 2024 before the Clerk of Superior Court of Forsyth County, File No. 24 E 2478; and

WHEREAS, the Notice to Creditors of the ESTATE OF JOSEPH D. PERRY,

deceased, had first been published on December 19, 2024, pursuant to the North Carolina General Statutes; and

WHEREAS, the said JOSEPH D. PERRY, decedent, devised a one-half interest in the said property to JANICE P. GIEBENRATH and a one-half interest in the said property to DONNA K. DAVIS, pursuant to Article II of the Last Will and Testament of JOSEPH D. PERRY; and

THAT the Grantor(s), 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 undivided interest in that lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED

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 said JANICE P. GIEBENRATH, EXECUTRIX does covenant for the ESTATE OF JOSEPH D. PERRY pursuant to NCGS § 28A-17-9, and also the other individuals signing below as Grantor, that Grantor is seized of said lands in fee simple and has the right to convey the same in fee simple; that the same is free and clear of all encumbrances; and that the Grantor will warrant and defend the title herein conveyed against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove is subject to the following exceptions:

1. Ad valorem taxes for current year.
2. Subject to those unviolated Restrictive Covenants and Restrictions of record in the Forsyth County Registry.
3. Public utility easements of record.

(Remainder of this page intentionally left blank. Signature pages follow.)

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals,
as of the 19th day of May, 2025.

Donna K. Davis (SEAL)
DONNA K. DAVIS

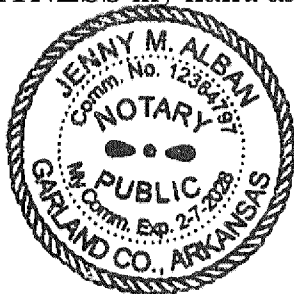
Kirk Davis (SEAL)
KIRK DAVIS

STATE OF Arkansas
COUNTY OF Garland

I, Jenny M Alban, a Notary Public for the aforesaid
County and State, hereby certify that, DONNA K. DAVIS, with joinder of spouse, KIRK
DAVIS, personally appeared before me this day and acknowledged the due execution of
the foregoing instrument.

WITNESS my hand and seal this 19th day of May, 2025.

(SEAL)



Jenny M Alban
Notary Public

My commission Expires: 2/17/2028

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals, as of the 19th day of May, 2025.

Janice P. Giebenrath (SEAL)
JANICE P. GIEBENRATH,
EXECUTRIX OF THE ESTATE OF
JOSEPH D. PERRY

Janice P. Giebenrath (SEAL)
JANICE P. GIEBENRATH

[Signature] (SEAL)
ROBERT GIEBENRATH

STATE OF Florida
 COUNTY OF Orange

I, Megan Hanrahan, a Notary Public for the aforesaid County and State, hereby certify that, JANICE P. GIEBENRATH, in the capacity as EXECUTRIX of the ESTATE OF JOSEPH D. PERRY, and also in her individual capacity, with joinder of spouse, ROBERT GIEBENRATH, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this 19th day of May, 2025.

(SEAL)

Megan
 Notary Public

My commission Expires: 02/17/2026



EXHIBIT A

BEGINNING at a new iron pin, the Southwest corner of the lot herein conveyed, said point being located South 58° 37' 57" East 25.63 feet from an existing stone, thence South 58° 37' 12" East 1,803.52 feet from an existing concrete monument with a bolt, thence North 12° 53' 41" East 31.63 feet to a new iron pin, the point of BEGINNING, thence leaving the point of BEGINNING North 12° 53' 41" East 280.00 feet to a new iron pin, thence South 77° 06' 19" East 175.0 feet to a new iron pin, thence South 12° 53' 41" West 220.0 feet to a new iron pin, thence North 77° 06' 19" West 125.00 feet to a new iron pin, thence South 12° 53' 41" West 76.71 feet to a new iron pin, thence North 58° 37' 12" West 52.72 feet to a new iron pin, the point of BEGINNING, containing 0.962 acres, more or less, according to a survey by Larry L. Callahan Surveying Company, Inc., dated April 24, 1992.

TOGETHER WITH a 30 foot right-of-way, said right-of-way being on the North side of the following described line: BEGINNING at a new iron pin, said iron being located South 58° 37' 12" East 1,803.52 feet from an existing concrete monument with a bolt, thence leaving the point of BEGINNING South 58° 37' 12" East 277.00 feet to an existing solid flat bar, thence South 61° 41' 39" East 97.60 feet to a point, thence South 67° 24' 50" East 160.75 feet to a point in the right-of-way line of U.S. Highway #158.

TOGETHER WITH a perpetual easement for use as a septic tank and drain field for the benefit of the lot herein conveyed. The easement shall cover an area 100 feet by 34 feet beginning in the Northwest corner of the lot herein conveyed, South 12° 53' 41" West 100 feet to a point, thence North 77° 06' 19" West 34 feet to a point, thence North 12° 53' 41" East 100 feet to a point, thence South 77° 06' 19" East 34 feet to a point.

Tax Block 5240, Lot 01711

Property Address: 6277 Reidsville Road
Kernersville, NC 27284

Forsyth County PIN: 6980-70-2054.000