

2025018507 00097

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$620.00

PRESENTED & RECORDED
 06/02/2025 01:19:00 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3866
PG: 2648 - 2650

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$620.00

Parcel Identifier No.: 6990-19-8939

Mail after recording to: Grantee

This instrument was prepared by: LegalFrog Law, PLLC

Title Company: _____

Brief Description from the Index: CONTAINING 1.00 ACRE, more or less, and being all of LOT 1-A

THIS DEED made this 22 day of May, 2025, by and between

GRANTOR

Bentley Craig Sosebee, Jr. and spouse, Jodi Lynn Sosebee

Mailing Address: 782 Bankshire Drive, Suwanee, GA 30024

GRANTEEAmanda Nubelo, unmarried and Ian Moran, unmarried As
Joint Tenants with Right of SurvivorshipProperty Address: 9027 Cook Farm Road, Belews Creek,
NC 27009

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 City of Belews Creek, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

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 3824, Page 3430, Forsyth County Registry.

Submitted electronically by "LegalFrog 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.

A map showing the above described property is recorded in Plat Book __, Page __, and referenced within this instrument.

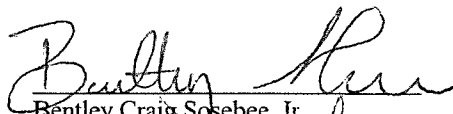
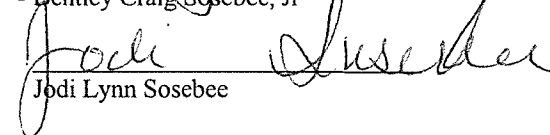
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the exceptions hereinafter stated.

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

Ad valorem taxes for the current year, any special taxes due by reason of use of the premises, rights of way of public highways, roads, and public utilities adjacent to or servicing the premises, easements and restrictions of record, and noncompliance, if any, with local, county, state, or federal government laws, ordinance, or regulations relative to zoning, environment, subdivision, occupancy, use, construction, or the development of subject property. Proration of any taxes shall be according to agreement of the parties.

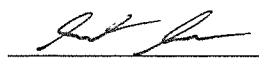
IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Bentley Craig Sosebee, Jr.

Jodi Lynn Sosebee

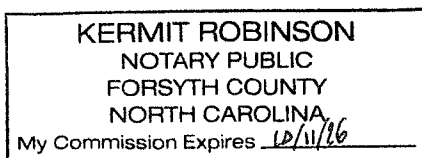
STATE OF NC
COUNTY OF Davidson

I, Kermit Robinson, Notary Public, do hereby certify that Bentley Craig Sosebee Jr personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22 day of May, 2025.


Official Signature of Notary
Printed or typed name of Notary

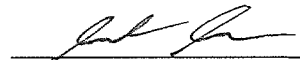
My Commission Expires: 10/11/26



STATE OF NC
COUNTY OF Davidson

I, Kermit Robinson, Notary Public, do hereby certify that Jodi Lynn Sosebee personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 22 day of May, 2025.


Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

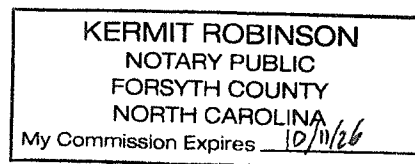


Exhibit "A"

BEGINNING at an iron in the centerline of Cook Farm Road (a private gravel road), said iron marking the southwest corner of that 2.00 acre tract designated as Lot #1" conveyed to Peggy Jane C. Isley recorded in Deed Book 2020, Page 3126, Forsyth County Registry; thence with Isley's west line North 01° 19' 07" East 273.47 feet to an iron; thence South 87° 21' 18" East 160.42 feet to an iron; thence on a new line South 01° 19' 07" West 269.75 feet to a new iron, at or near the centerline of Cook Farm Road; thence with the centerline of Cook Farm Road North 88° 40' 53" West 160.38 feet to an iron, the point and place of BEGINNING, CONTAINING 1.00 ACRE, more or less, and being all of LOT 1-A in accordance with a survey prepared by Vaughn Surveying Co., Inc., last revised May 29, 2001, bearing Drawing No. C-4151, reference to which is hereby made for a more particular description.

TOGETHER WITH AND SUBJECT TO a non-exclusive 30 FOOT EASEMENT for ingress, egress and regress to and from Blue Water Drive (See Plat Book 37, Page 1, Forsyth County Registry) as described in Deed Book 2020, Page 3126, Forsyth County Registry. See also Deed of Easement recorded in Book 2190, Page 1260, Forsyth County Registry.

The subject property is the same as that property described in Deed Book 3172, Page 1897, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6990-19-8939.000 on the Forsyth County Tax Maps.

Parcel ID: 6990-19-8939

Property Address: 9027 Cook Farm Road, Belews Creek, NC 27009