

2025018707 00088

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$612.00

PRESENTED & RECORDED
 06/03/2025 12:21:45 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3866
PG: 3699 - 3702

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$612.00

Parcel Identifier No. 6888-68-0362.000

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 45, Pine Knolls, PB 23, Pg 191

THIS DEED made the 30 day of May, 2025, by and between

| GRANTOR | GRANTEE |
|--|---|
| David Michael Garner (unmarried) Grantor Address: 73 Old 22 Road Kenly NC, 27542 | Osvaldo Padilla and spouse, Diane Padilla Property Address: 1051 Foxfire Road 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 3622, Page 2566, Forsyth County Registry.

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)

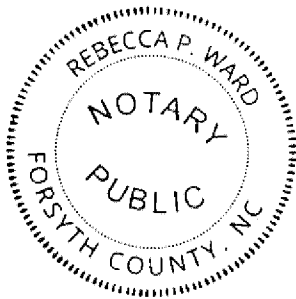
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

David Michael Garner (SEAL)
David Michael Garner

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that David Michael Garner 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 30 day of May, 2025.



Rebecca P. Ward
Rebecca P. Ward Notary Public

My commission expires: 02-24-2027

Exhibit "A"

**Property of Osvaldo Padilla and spouse, Diane Padilla
1051 Foxfire Road**

BEING KNOWN AND DESIGNATED as Lot 45 of Pine Knolls, a map and plat of which is recorded in Plat Book 23, Page 191 (4 pages) in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

The subject property is the same as that property described in Deed Book 3622, Page 2566, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6888-68-0362.000 on the Forsyth County Tax Maps.