

2025019793 00025

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$216.00

PRESENTED & RECORDED
 06/11/2025 10:20:05 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST

BK: RE 3868

PG: 1221 - 1224

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$216.00

Parcel Identifier No. 6837-69-9288.000

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: PD: 0.2+/- acres Essex Rd

THIS DEED made the ____ day of _____, 2025, by and between

GRANTOR	GRANTEE
<p>Samuel C. Fesperman (unmarried)</p> <p>Grantor Address: 211 clarmont dr King, NC 27021</p>	<p>David Felipe Hoyos Munera</p> <p>Property Address: 800 Essex Road Winston-Salem, NC 27105</p>

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 subject property was acquired by Samuel C. Fesperman, with Carl C. Fesperman and wife, Dora Caudill Fesperman (a/k/a Dora M. Fesperman) reserving a life estate, on or about March 9, 1984 in the Forsyth County Register of Deeds in Book 1432, at Page 623. Carl C. Fesperman died on or about August 19, 1984

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.

(reference Rowan County, NC Death Certificate Book 64, Page 718). Dora Caudill Fesperman (a/k/a Dora M. Fesperman) died on or about October 21, 2004 (reference Forsyth County, NC Death Certificate Book 110, Page 2847).

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.

Samuel C. Fesperman by Ronnie G. Fesperman - POA
(SEAL)
Samuel C. Fesperman by Ronnie G. Fesperman, his Attorney-In-Fact

STATE OF NC
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Ronnie G. Fesperman, serving as Agent for Samuel C. Fesperman pursuant to a Power of Attorney recorded at Book 3861, Page 2758, Forsyth County Registry, 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 9 day of June, 2025.

Landis Hinnant
Landis Hinnant Notary Public
My commission expires: Jan 25 2026

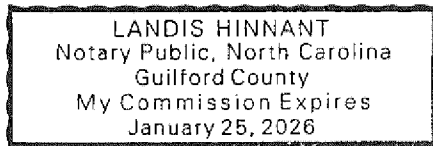


Exhibit "A"
Property of David Felipe Hoyos Munera
800 Essex Road

Beginning at a stake, the Southeast corner of Essex Road and Grove Avenue, and running thence South along the East side of Grove Avenue 150 feet to a stake, the Northwest corner of Lot No. 167; thence Eastwardly along the North line of Lot No. 167, 60 feet to a stake; thence Northwardly 150 feet to a stake in the South side of Essex Road; thence Westwardly along the South side of Essex Road, 59 feet to a stake and place of beginning, and being known and designated as Lot No. 166 as shown on Map of Property belonging to the grantor and known as a portion of Motorville Development as recorded in Plat Book 12, Page 114, in the Office of the Register of Deeds of Forsyth County, N.C.

The subject property is the same as that property described in Deed Book 1432, Page 622, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6837-69-9288.000 on the Forsyth County Tax Maps.