

2025033331 00170

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$490.00

PRESENTED & RECORDED
 09/19/2025 04:25:55 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3885
PG: 4050 - 4051

Mail deed and tax bills to Grantee: **7605 Keating Drive, Oak Ridge, NC 27310**

Prepared by: N. Alan Bennett (Thomas and Bennett), a North Carolina licensed attorney
 Delinquent taxes, if any, to be paid by the closing attorney to the county tax
 collector upon disbursement of closing proceeds.
 (No Title Search or closing requested or performed by Drafting Attorney)

Excise Tax: \$ 490.00

Brief description: Lots 60, 61 and 62, Long View Development

GENERAL WARRANTY DEED

THIS DEED made this 23rd day of July, 2025, by and between:

GRANTOR: BOBBIE S. ROBERTS (unmarried/widow) Grantor address: 527 Bluff School Road Kernersville, NC 27284	GRANTEE: MERCARI MOON LLC, a North Carolina limited liability company Grantee address: 7605 Keating Drive Oak Ridge, NC 27310
The property conveyed does not include the primary residence of the Grantor.	

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:

BEING KNOWN AND DESIGNATED as Lots 60, 61 and 62 of Long View Development, a map and plat of which is recorded in **Plat Book 10, Page 94** 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.

This is the same property as described in Book 3719, Page 4305, Forsyth County Registry and is designated as Tax PIN 6877-10-9163.000 (Block 5346, Lots 060, 061, 062) on the Forsyth County tax maps.

Property Address: 1717 W. Mountain Street, Kernersville, NC 27284

Title History: Ronnie J. Roberts and wife, Bobbie S. Roberts acquired this property by deed recorded on September 27, 2022 in Book 3719, Page 4305, Forsyth County Registry. Ronnie J. Roberts died on July 21, 2025.

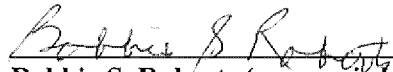
submitted electronically by "Orenstein Law PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.



Bobbie S. Roberts (unmarried/widow)

(Seal)

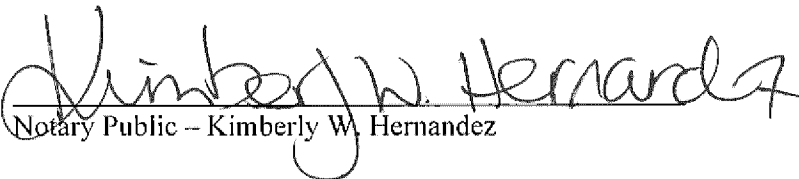
North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Bobbie S. Roberts

July 23, 2025

Place notary seal below this line:


Notary Public – Kimberly W. Hernandez

KIMBERLY W. HERNANDEZ
Notary Public - North Carolina
Forsyth County

My Commission Expires: July 25, 2025