

2024000394 00143

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
01/04/2024 04:26:00 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3788
PG: 614 - 616

NORTH CAROLINA WARRANTY DEED

Excise Tax: \$ 0.00

The Authors LO201E BL5646E

Parcel Identifier No. 6875-72-6494.000

Mail all future tax bills to & after recording: Sandra Robles 125 John Ehle Court, Kernersville, NC 27284

This instrument was prepared by: A. L. Collins, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NO TITLE SEARCH PERFORMED OR REQUESTED

THIS DEED made this 4 day of January, 2024 by and between

GRANTORS**RODNEY ROBLES and wife, SANDRA J. ROBLES**

Mailing Address: 125 John Ehle Court, Kernersville, NC 27284

GRANTEE**SANDRA J. ROBLES REVOCABLE LIVING TRUST****dated December 14, 2016 and any amendments thereto**

Mailing Address & Subject Property: 125 John Ehle Court, 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 Kernersville, Forsyth County, North Carolina, and more particularly described as follows:

Submitted electronically by A.L. Collins, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

SEE ATTACHED EXHIBIT A

The above described property does include the primary residence of the Grantors.

Prior deed book references found in Deed Book 3361, at Page 701, Deed Book 3348 at Page 2646 and Deed Book 3040 at Page 2826, Forsyth County Registry.

The property is also referenced as Lot 65 in Plat Book 38 at Page 53, Forsyth County Registry.

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: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

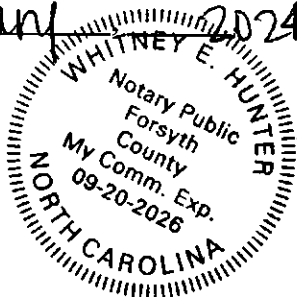
IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, this the day and year first above written.

 (SEAL)
RODNEY ROBLES, Grantor

 (SEAL)
SANDRA J. ROBLES, Grantor

NORTH CAROLINA, FORSYTH COUNTY

I, Whitney E Hunter a Notary Public in and for said State and County do hereby certify that the following individuals, **RODNEY ROBLES** and wife, **SANDRA J. ROBLES** personally appeared before me this day, each acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated as Grantors. Witness my hand and official stamp or seal, this the 4 day of January 2024





 Notary Public
 My Commission Expires: 9/20/2026

EXHIBIT A

BEGINNING at an existing iron pin lying in the northwest margin of the right of way of John Ehle Court being the northwest corner of Lot 65 of the plat of The Authors recorded in Plat Book 38, Page 53, Forsyth County Registry; thence with the northern line of Lot 65, North 87 degrees 48 minutes 55 seconds East 127.31 feet to a new iron pin lying in the southern property line of Ronald F. McGee and Peggy K. McGee (DB 2318 at Pg 584, PIN 6785-72-8535); thence North 89 degrees 38 minutes 32 seconds East 17.84 feet; thence with a new line South 02 degrees 45 minutes 54 seconds East 99.79 feet to a new iron pin; lying in the northern property line of Jack B. Smith, Jr. and Jill Elaine Clodfelter (DB 2637, Pg 4107, PIN 6785-72-8345) thence with the northern line of Jack B. Smith et ux., South 89 degrees 38 minutes 20 seconds West 17.84 feet to an existing iron pin lying in the northwestern corner of the property owned by Jack B. Smith, Jr. and Jill Elaine Clodfelter (DB 2637, Pg 4107, PIN 6785-72-8345) and lying in the eastern property line of the property owned by Rodney Robles and Sandra J. Robles (DB 2927, Pg 510, PIN 6875-72-6483.00) thence with the eastern line of Rodney Robles et ux., South 00 degrees 31 minutes 03 seconds East 61.17 feet to an existing iron pin lying in the western boundary line of the property owned by Jack B. Smith, Jr. and Jill Elaine Clodfelter (DB 2637 Pg 4107, PIN 6785-72-8345), the southeast corner of the property owned by Rodney Robles and Sandra J. Robles (DB 2927, Pg 510, PIN 6875-72-6483.00) thence with the southern line of Robles, North 52 degrees 35 minutes 54 seconds West 180.72 feet to an existing iron pin lying in the southern margin of a the right of way of John Ehle Court being the northwestern corner of the property owned by Rodney Robles and Sandra J. Robles (DB 2927, Pg 510, PIN 6875-72-6483.00) thence with the southern margin of the right of way of John Ehle Court, along an arc, North 13 degrees 23 minutes 33 seconds East, a chord distance of 47.52 feet (R=55.00; L=49.14) to an existing iron pipe, the point and place of **BEGINNING**, being a combination of Lot 65 with a 1779 square foot portion of a lot deeded unto Rodney Robles and wife Sandra J. Robles in Deed Book 3040 Page 2826, Forsyth County Registry, totaling 0.36 acres +/-.