

2024002762 00044

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 01/30/2024 11:31:21 AM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
 BK: RE 3790
 PG: 3655 - 3658

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: NTC

Parcel Identifier No. 6875-73-5448.000

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: Rachel Mae Starnes, a licensed North Carolina attorney, for Atlas Orange.

*Delinquent Taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.***(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)**

Brief Description for the Index: Lot 8, THE AUTHORS, SECTION FOUR, PB 41, PG 20

THIS DEED made the 30 day of January, 20__, by and between

GRANTOR	GRANTEE
Bebi T. Yacoob (widow/ unmarried) Grantor Address: 965 Kaye Gibbons Court Kernersville, NC 27284	Rosemary H. Wooding (unmarried); Christina S. Lopez and husband, Timothy Lopez Property Address: 965 Kaye Gibbons 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 hereby demise, release, and forever quitclaim 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 Grantor.

The property herein described was acquired by Grantor by instrument recorded in Book 2792, Page 3805, 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.

The property hereinabove described was acquired by Muhammad A. Yacoob (a/k/a Muhammed Afzal Yacoob) and wife, Bebi T. Yacoob on or about October 31, 2007, by instrument recorded in Book 2792 Page 3805 Forsyth County Registry. Muhammad A. Yacoob (a/k/a Muhammed Afzal Yacoob) died on or about November 7, 2021 (reference Forsyth County, NC Death Certificate recorded in Book 0131 at Page 3807 of the 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.

Grantor makes no warranty, express or implied as to the title of the Property.

(signatures to follow)

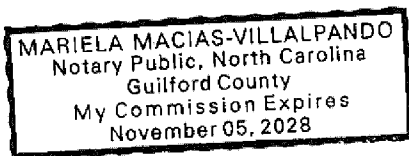
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Bebi Twahamena Yacoob (SEAL)
Bebi Twahamena Yacoob

STATE OF North Carolina
COUNTY OF forsyth

I, the undersigned Notary Public, do hereby certify that Bebi Twahamena Yacoob 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 January, 2024.



Mariela Macias
Mariela Macias Notary Public
My commission expires: 11/05/2028

Exhibit "A"

**Property of Rosemary H. Wooding, an unmarried woman, and Christina S. Lopez and Timothy Lopez, wife and husband
965 Kaye Gibbons Court**

BEING KNOWN AND DESIGNATED as Lot Number 8, as shown on the plat entitled THE AUTHORS, SECTION FOUR, as shown on the plat which is recorded in Plat Book 41, Page 20, in the Office of the Register of Deeds of FORSYTH County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and 2007 ad valorem taxes prorated to date of closing.

The subject property is the same as that property described in Deed Book 2792, Page 3805, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6875-73-5448.000 on the Forsyth County Tax Maps.

The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.