

2021044812 00061

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$54.00

PRESENTED & RECORDED
 08/19/2021 10:27:15 AM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3634**PG: 638 - 640****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$54.00****Tax Parcel Identification Number:** Part of 6940-89-1502.000

This instrument was prepared by: Julian P. Robb, 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. Deed preparation only – no title opinion rendered.

Return to: Grantee**Mail Tax Bill to:** PO Box 7054, Greensboro, NC 27417

Brief description for the Index: Lot 5, Baux Mountain LLC Property

THIS DEED made this 29 day of JULY, 2021 by and between**GRANTOR**

REMY COEYTAUX
 (unmarried)

2203 Winsted Street
 Winston-Salem, NC 27127

GRANTEE

NORTH CAROLINA CUSTOM
 MODULARS, LLC

1936 U.S. HWY 64
 ASHEBORO, NC 27203

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.

For back title reference, see the deed recorded in Book 3304, Page 2820, Forsyth County Registry.


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

THIS IS ____ OR IS NOT ☒ THE GRANTOR'S PRIMARY RESIDENCE

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 valid and enforceable easements and restrictions of record, if any; and 2021 property taxes.

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

 (SEAL)
REMY COEYTAUX

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Sarah Dawson, a Notary Public for the County of Forsyth and State of North Carolina, do hereby certify that Remy Coeytaux, either being personally known to me or proven by satisfactory evidence (said evidence being Drivers License), personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness my hand and Notarial stamp or seal this 29 day of July, 2021.



Notary Public

Name: Sarah Dawson

My Commission Expires: August 12, 2025

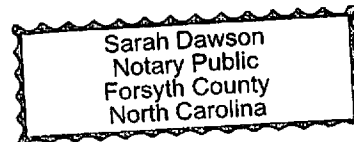


EXHIBIT "A"
PROPERTY DESCRIPTION

Being known and designated as Lot 5 as shown on the map entitled Baux Mountain, LLC as shown in Plat Book 64, Page 164 office of the Register of Deeds Forsyth County, North Carolina, reference to which is made for a more particular description.