

**2021050578 00081**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$320.00**

PRESENTED &amp; RECORDED

09/16/2021 11:17:10 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

**BK: RE 3641****PG: 345 - 351****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$320.00

PARCEL IDENTIFIER NO. 6868-95-0815

VERIFIED BY \_\_\_\_\_ COUNTY ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021  
THIS INSTRUMENT WAS PREPARED BY: HARRY MARSH LAW, PLLC (*Lion Title Insurance*)RETURN TO: HARRY MARSH LAW, PLLC TEXT SUPPORT 24/7: 704-389-2639, 1320 MATTHEWS-MINT HILL ROAD,  
MATTHEWS, NC 28105

BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this \_\_\_\_ day of September, 2021, by and between

GRANTOR	GRANTEE
<p><b>Jeff Cutrell and wife Ruthie Cutrell and Russell L. Cutrell and wife Suzanne R. Cutrell and Marlene L. Cutrell, a widow and John Cutrell and Russell L. Cutrell, Executor of Estate 20E1516</b></p> <p>Mailing Address</p>	<p><b>Diversified Residential Homes 3, LLC</b></p> <p>Property Address: 5470 Reidsville Rd. Belews Creek, NC 27009</p> <p>Mailing Address 5470 Reidsville Rd. Belews Creek, NC 27009</p>

**WITNESSETH:** That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and/or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land situated in the City of Belews Creek, Forsyth County, North Carolina, and more particularly described as follows:

See attached Exhibit (A)

See Estate 20E1516

Property Address: 5470 Reidsville Road Belews Creek NC 27009-9653

Parcel ID: 6868-95-0815

All or a portion of the property herein conveyed (\_\_\_\_) includes or (\_\_\_\_) does not include the primary residence of a Grantor.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_ at Page \_\_\_\_.

**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.

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

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

*[Handwritten Signature]*

Russell L. Cutrell

*[Handwritten Signature]*  
Suzanne R. Cutrell

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

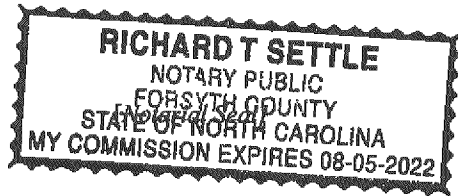
I certify that Russell L. Cutrell and Suzanne R. Cutrell who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of September, 2021.

Notary Signature: *[Handwritten Signature]*

Notary's Printed Name: Richard T Settle

My Commission Expires: 8-5-2022



IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Marlene L. Cutrell  
Marlene L. Cutrell,

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

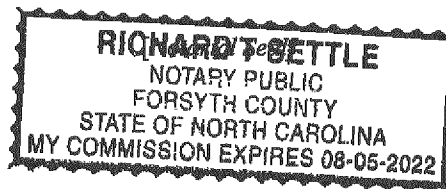
I certify that Marlene L. Cutrell, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of September, 2021.

Notary Signature: Richard T Settle

Notary's Printed Name: Richard T Settle

My Commission Expires: 8-5-2022



IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

John Cutrell  
John Cutrell

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

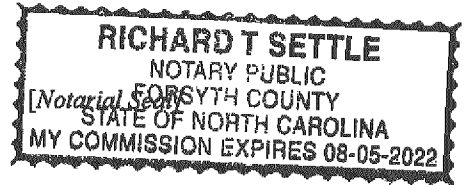
I certify that John Cutrell who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of September, 2021.

Notary Signature: Richard T Settle

Notary's Printed Name: Richard T Settle

My Commission Expires: 8-5-2022



and Russell L. Cutrell, Executor of Estate 20E1516

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Russell L. Cutrell Executor of Estate  
Russell L. Cutrell, Executor of Estate 20E1516

Russell L. Cutrell  
Russell L. Cutrell, Individually

STATE OF NORTH CAROLINA

COUNTY OF Forsyth

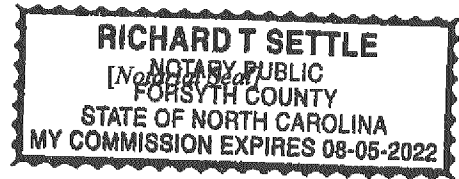
I certify that Russell L. Cutrell, Executor of Estate 20E1516 and Russell L. Cutrell, Individually who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 13 day of September, 2021.

Notary Signature: Richard T Settle

Notary's Printed Name: Richard T Settle

My Commission Expires: 8-5-2022



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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Jeff Cutrell  
Jeff Cutrell

Ruthie Cutrell  
Ruthie Cutrell

TENNESSEE  
STATE OF NORTH CAROLINA

COUNTY OF HAMILTON, TN

I certify that Jeff Cutrell and wife Ruthie Cutrell who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 11 day of September, 2021.

Notary Signature: [Signature]

Notary's Printed Name: Pepton M. Horne

My Commission Expires: May 14, 2025



## Exhibit (A) – Legal Description

County, North Carolina and more particularly described as follows:

**TRACT 1:** BEGINNING at a point in the center of Highway No. 158, said point being in the west line of the S.O. Linville Lands, running thence with the center of said Highway South 44° 38' West 400.0 feet to a point the center of said Highway; thence on a new line South 65° 13' East 270.7 feet to an iron stake in the west line of the S.O. Linville Lands; thence with the west line of said Linville lands North 05° 03' East 400.0 feet to the place of BEGINNING, containing 1.17 acres.

**TRACT 2:** BEGINNING at a point in the center of the Payment of Highway No. 158, said point being the west corner of Carl R. Smith lot, running thence with the line of said Smith South 65° 13' East 270.7 feet to an iron stake said Smith's corner in the line of the S.O. Linville Lands; thence with the line of said Linville Lands South 05° 03' West 218.6 feet to a stone said Linville's corner; thence on a new line North 48° 41' West 395.0 feet to a point in the center of the above mentioned Highway; thence with the center of said highway North 44° 38' East 100.0 feet to the place of Beginning, containing 00.94 of an acre.

Property Address: 5470 Reidsville Road Belews Creek NC 27009-9653

Parcel ID: 686895815