

2022001183 00166

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$494.00

PRESENTED & RECORDED
01/07/2022 02:47:52 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3668
PG: 1122 - 1125

Prepared By And Send To: Attorney Mark E. Randolph, 402 Upton Street, Winston Salem, NC 27103

Stamps: \$ 494.00

21-01-770

NORTH CAROLINA)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 7th day of January 2022, by and between **CMH Homes, Inc.**, a Tennessee Corporation, whose address is 5000 Clayton Road, Maryville, TN 37804, **GRANTOR**; and, **James Joseph Dunleavy and wife, Christie Love Dunleavy**, whose mailing address is 3432 Parrish Rd., Winston-Salem, NC 27105, **GRANTEE(S)**;

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 **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 3432 Parrish Rd., Winston-Salem, NC 27105

Parcel Number: 6846-77-2296.000

The property conveyed herein does not include the primary residence of the Grantor.

This instrument prepared by Mark E. Randolph, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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 declarations of record, if any, and ad valorem taxes here after becoming due and payable.

submitted electronically by "Mark E. Randolph, Attorney At 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 his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CMH Homes, Inc.

By: 

Authorized Agent

STATE OF NORTH CAROLINA)

COUNTY OF Guilford)

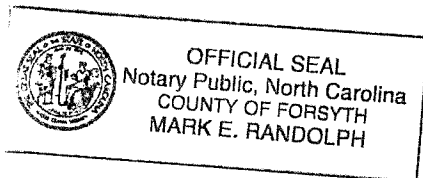
I, Mark E Randolph, a Notary Public of Forsyth County and State aforesaid, certify that **William Froelich** personally appeared before me this day and acknowledged that he is the Authorized Agent of CMH Homes, Inc., a Tennessee Corporation, and that he, as Authorized Agent, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 7th day of January 2022.


Notary Public

My commission expires: 7/29/26

(SEAL)





**CMH HOMES, INC.
WRITTEN CORPORATE CONSENT**

Be it known that Larry Carter, Assistant Secretary of CMH Homes, Inc., having been duly authorized and empowered by the Board of Directors does hereby designate William Froelich, General Manager of CMH Homes, Inc. DBA Clayton Homes #701 is authorized and empowered to sign documents related to transactions of the certain real estate located 3432 Parrish Rd. Winston-Salem, NC 27105. General Manager is not authorized to enter into any Guarantee Agreement or any other contract that would require CMH Homes Inc. to assume responsibility for any loan balances or payments owed by a consumer if they default on their home loan with their lender.

I hereby certify that I am the duly qualified Assistant Secretary of the aforesaid Corporation and that I am authorized to make the aforementioned designation.

Dated this 7th day of January 2022.

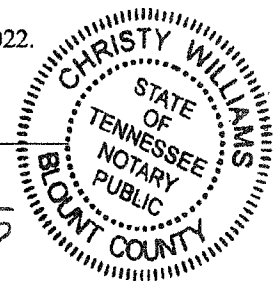
STATE OF TENNESSEE
COUNTY OF BLOUNT

The 7th day of January 2022 personally came before me, Christy Williams, a Notary Public for the said County, and Larry Carter who being by me duly sworn, says that he is Assistant Secretary of CMH Homes, Inc., a Corporation, and that said writing was signed and sealed by him in behalf of said Corporation by its authority duly given.

Witness my hand and official seal, this the 7th day of January 2022.

Notary Public

My commission expires: 2/25/25



App ID 4544228

EXHIBIT A

BEGINNING at a railroad spike located in the center of Parrish Road, said railroad spike being located at the southeast corner of the property conveyed to Paul L. Parrish and wife by deed recorded in Deed Book 707, Page 266 in the Office of the Register of Deeds of Forsyth County, N.C.; running thence from said beginning point in the right of way of Parrish Road, South 05 deg. 23' 33" West 128.80 feet to an iron stake, said iron stake being located at the northeast corner of Ralph Woodall property described in Deed Book 572, Page 125; running thence North 89 deg. 20' 14" West 16.04 feet and continuing on the same course with the north line of said Woodall property an additional 256.16 feet for a total of 272.20 feet to an iron stake; running thence North 00 deg. 38' 00" East 283.93 feet to an iron stake; running thence South 88 deg. 11' 04" East 71.04 feet to an iron stake located at the present northwest corner of Paul L. Parrish and wife property; running thence with their property, South 01 deg. 48' 56" West 149.85 feet to an iron stake and South 88 deg. 11' 04" East 215.0 feet to the point and place of Beginning. Containing 1.0754 acres more or less, as shown on survey prepared for William Parrish Estate by Richard Howard Surveying Co., dated June 23, 1987. Being a part of the property described in Deed Book 165, Page 172.

skc