

2023002806 00074

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$260.00
 PRESENTED & RECORDED
 01/27/2023 12:08:01 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON, DPTY
 BK: RE 3738
 PG: 1497 - 1499

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Parcel Identifier No. 6910-77-2937 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: The Law Offices of Brent F. King, PLLC, 7930 West Kenton Circle, Ste 305, Cornelius, NC 28031This instrument was prepared by: The Law Offices of Brent F. King, PLLC, 7930 West Kenton Circle, Ste 305, Cornelius, NC 28031Brief description for the Index: Lot 7 Block 9 Rural HallTHIS DEED made this 26 day of January, 2023, by and between

GRANTOR

PINE STREET ENTERPRISES, LLC,
 a North Carolina Limited Liability Company
 7206 Broad St.
 Rural Hall, NC 27045

GRANTEE

CSA Property Solutions, Inc.,
 a North Carolina Corporation
 1852 Banking St #9084
 Greensboro, NC 27408

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Rural Hall, Rural Hall City, Forsyth County, North Carolina and more particularly described as follows:

All of that lot indicated as Lot 7 consisting of 7,493 Sq. Ft. as shown on the survey of Accurate Surveying PLLC prepared for Timothy M. Flinchum dated July 10, 2021 and recorded at Plat Book 74, Page 31 of Forsyth County Registry.

Property Address: 7739 Pine St., Rural Hall, NC 27045**Parcel ID: 6910-77-2937**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3723 Page 1308.

All or a portion of the property herein conveyed _____ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Book _____ 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.

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:

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

PINE STREET ENTERPRISES, LLC, a North Carolina Limited Liability Company

(Entity Name)

Print/Type Name: _____ (SEAL)

By: Timothy M. Flinchum
Print/Type Name & Title: Timothy M. Flinchum, Member/Manager

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

Print/Type Name: _____ (SEAL)

By: _____
Print/Type Name & Title: _____

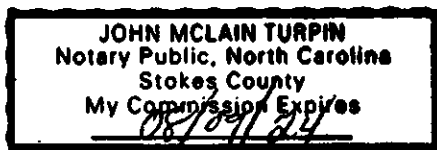
Print/Type Name: _____ (SEAL)

State of North Carolina - County of Stokes

I, the undersigned Notary Public of the County and State aforesaid, certify that Timothy M. Flinchum, personally appeared before me this day and acknowledged that he/she is the Member/Manager of PINE STREET ENTERPRISES, LLC, a North Carolina Limited Liability Company and that by authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 26 day of January, 2023.

My Commission Expires: 08/09/24

John McLain Turpin
John McLain Turpin, Notary Public



State of _____ - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: _____

_____, Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds