

**2023002806 00074**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
 \$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 28031

This instrument was prepared by: The Law Offices of Brent F. King, PLLC, 7930 West Kenton Circle, Ste 305, Cornelius, NC 28031

Brief description for the Index: Lot 7 Block 9 Rural Hall

THIS 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 \_\_\_\_\_ (SEAL)  
Print/Type Name: \_\_\_\_\_  
(Entity Name)

By: [Signature] \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: Timothy M. Flinchum, Member/Manager

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

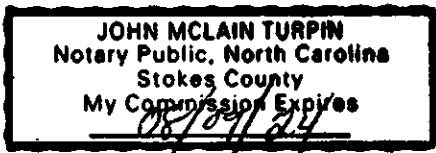
By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

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

[Signature]  
[Signature], 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

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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.

\_\_\_\_\_ Register of Deeds for \_\_\_\_\_ County  
By: \_\_\_\_\_ Deputy/Assistant - Register of Deeds