

2023031673 00155

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$355.00

PRESENTED & RECORDED
 09/14/2023 04:17:26 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3772
PG: 4430 - 4432

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$355.00

PARCEL IDENTIFIER NO. 686895815

VERIFIED BY _____ COUNTY ON THE ____ DAY OF _____, 2023
 THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSING (*Hockey Title Insurance*)

RETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
 BRIEF DESCRIPTION FOR THE INDEX:

THIS DEED made this ____ day of September, 2023, by and between

GRANTOR	GRANTEE
Diversified Residential Homes 3, LLC Mailing Address 3050 Peachtree Road NW Atlanta, GA 30305	Thomas Toth, a single man Property Address: 5470 Reidsville Rd. Belews Creek, NC 27009 Mailing Address 5470 Reidsville Rd. Belews Creek, NC 27009

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 EXHIBIT "A"

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 3641 at Page 345**.

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 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.

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
 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.

Diversified Residential Homes, 3 LLC

By: [Signature]

Its: CEO

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I certify that **Diversified Residential Homes 3, LLC**, 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.

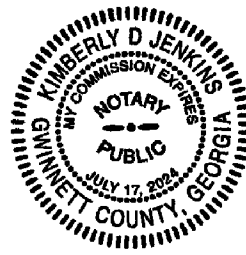
Witness my hand and Notarial stamp or seal this 13th day of September, 2023.

Notary Signature: [Signature]

Notary's Printed Name: Kimberly D. Jenkins

My Commission Expires: 7/17/24

[Notarial Seal]



*Gavin Kleinknecht who is the CEO of Diversified Residential Homes3, LLC

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.

Save and except all that property conveyed by deed recorded in Book 1172, page 901, Forsyth County Registry. The remaining portion of the above described property is designated as Lot 036B, Block 5422, on Forsyth County Tax Maps.

Property Address: 5470 Reidsville Road Belews Creek NC 27009

Parcel ID: 686895815