

2023031972 00108

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$2048.00

PRESENTED & RECORDED

09/18/2023 01:55:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3773

PG: 1668 - 1670

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$2,048.00

Parcel Identifier No.: 6867-30-2199.000

Mail after recording to: Grantee

This instrument was prepared by: Angela J. Casa, Attorney at Law

Brief Description from the Index:

THIS DEED made this 13 day of September, 2023, by and between

GRANTOR	GRANTEE
Davidson Land Development, LLC, a North Carolina Limited Liability Company Mailing Address 300 East Center Street Lexington, NC 27292	Tabor Ranch Partners LLC, a Delaware Limited Liability Company Mailing Address 411 Parkway, Suite G Greensboro, NC 27401

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 _____, City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

The property herein described is or is not the primary residence of the Grantors.

The property herein described was acquired by Grantor by instrument recorded in Book 3713, Page 3165, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 10, Page 87, and referenced within this instrument.

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:

Any valid easements and restrictions of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Jan Christopher Reid

Christopher James Reid, Manager-Member

Davidson Land Development LLC, a North Carolina Limited Liability Company

STATE OF NORTH CAROLINA
COUNTY OF Iredell

I, Yajahira Martinez, Notary Public, do hereby certify that Christopher James Reid, Manager-Member Of Davidson Land Development LLC personally came before me this day and acknowledged that he/she is ~~Manager-Member~~ Manager-Member of Davidson Land Development, a Limited Liability Company and that he/she, as ~~Manager-Member~~, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 14 day of September, 2023.

Yajahira Martinez
Official Signature of Notary

Printed or typed name of Notary: Yajahira Martinez

My Commission Expires: 11-3-2025

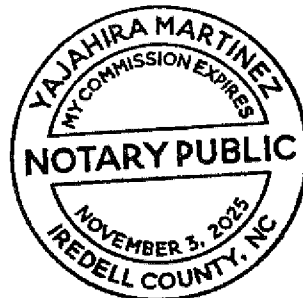


Exhibit A

Legal Description

Beginning in a muddy creek, thence with Robbin's line North 27 deg. 30 min. East 647.0 feet to a stone Robbin's corner; thence with Robbin's line South 48 deg. 38 min. East 926.0 feet to a stone, Robbin's corner; thence North 6 deg. 11 min. East with Robbin's and West's line 1896.8 feet to iron stake West's and Lot Number 5's corner; thence with Lot Number 5 North 87 deg. 40 min. West 867.5 feet to a new road at curve; thence with new road South 12 deg. 45 min. East 657.0 feet to a curve in new road; thence with new road 53 deg. 30 min. West 870.0 feet to iron stake at end of new road; thence South 6 deg. West with line of Lot Number 3,750 feet to creek; thence with creek Eastwardly to the BEGINNING, containing 37.07 acres, more or less. See map recorded in Plat book 10, Page 87 of the office of Register of Deeds, Forsyth County, North Carolina. SAVE and EXCEPT those portions deeded to NCDOT DB 3177, PG 2181-2184.

For back title, see Deed Book, 3713, Page 3165 Forsyth County Registry.

PIN: 6867-30-2199.000

Property Address: 1250 Tabor Ranch Road, Winston Salem, NC 27101

County: FORSYTH