

2023035917 00055

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$36.00

PRESENTED & RECORDED
 10/20/2023 09:57:53 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3778
PG: 411 - 412

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 36.00

Parcel Identifier No.: 6869-33-2655 (Block 5167G, Lot 014); 6869-33-1682 (Block 5167G, Lot 015)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Road, Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 120 Farmwood Drive, Apt 36B, Kernersville, NC 27284

This instrument was prepared by: T. Thomas Kangur, Jr., 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.

Brief description for the Index: Lots 14 and 15, R. Don Cain, Phase Two

THIS DEED made this 16th day of October, 2023 by and between,

| GRANTOR | GRANTEE |
|---|--|
| R. CAIN PROPERTIES, LLC a North Carolina limited liability company** Mailing Address: 6075 Sullivantown Road, Walkertown, NC 27051 | CODIE DELLANEY MILLS (unmarried) Mailing Address: 120 Farmwood Drive, Apt 36B, Kernersville, NC 27284 |

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:

Being known and designated as Lot Nos. 14 and 15, as shown on the map of R. DON CAIN, PHASE TWO (Revised), as recorded in Plat Book 37, Page 22, in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 4889 & 0 Oak Branch Lane, Walkertown, NC 27051

**** This deed is executed pursuant to NCGS § 57D-6-07 and is a final act in the winding up of the affairs of the Grantor, a dissolved limited liability company.**

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2598, Page 1157, Forsyth County Registry. A map showing the above-described property is recorded in Plat Book 37, Page 22.

submitted electronically by "Kangur & Porter, LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

R. Cain Properties, LLC
a North Carolina limited liability company

By: Tammie Elaine McCrary Cain (SEAL)
Tammie Elaine McCrary Cain, Manager

State of North Carolina, County of Forsyth

I certify that the following person personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated: **Tammie Elaine McCrary Cain, Manager of R. Cain Properties, LLC**, a North Carolina limited liability company, and that by authority duly given and as the act of the company, he executed the foregoing instrument in its name and on its behalf as its act and deed.

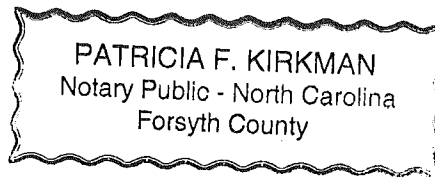
Date: 10-16-23

Patricia F. Kirkman

Notary Public

Patricia F. Kirkman

printed or typed name of notary public



My Commission Expires: 5/29/24