

2024000490 00087

FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 01/05/2024 12:32:47 PM
 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: TIMOTHY R WILLIAMS, ASST
 BK: RE 3788
 PG: 989 - 991

NORTH CAROLINA QUITCLAIM DEED

Excise Tax: \$NTC

Parcel ID No.: **6869-14-2885.000**Mail deed/taxes after recording to Grantee: **1704 Elizabeth Ave. Winston-Salem, NC 27103**This instrument prepared by: **Patti D. Dobbins, Esq.** (No title search was performed or requested)Brief description for the Index: **Lot 244, Cain Forest Drive, Plat of R. Don Cain Phase Seven, Section I**THIS DEED made this 4th day of January, 2024 by and between

GRANTOR: TERRY W. TAYLOR and wife, MELINDA MITCHELL Mailing Address: 726 Jefferson Street Kernersville, NC 27284	GRANTEE: PACTOLUS GROUP 4, LLC – A North Carolina Limited Liability Company Property Address: 6045 Cain Forest Drive Walkertown, NC 27051
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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.

WITNESSTH, that the Grantor for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does hereby release and forever quitclaim unto the Grantee(s) all such right, title and interest as the Grantor has in or to that certain lot or parcel of land situated in **FORSYTH** County, North Carolina and more particularly described as follows:

PLEASE SEE ATTACHED EXHIBIT "A"

"This instrument prepared by: **PATTI D. DOBBINS**, 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."

TO HAVE AND TO HOLD the above-released premises unto the said Grantee and Grantee's only proper use and behoof forever, so that neither the Grantor nor any person, in Grantor's name and behalf, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they will and each of them shall, be these presents, be excluded and forever barred.

submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
 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 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.

By: Terry W Taylor (SEAL)
TERRY W. TAYLOR

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that TERRY W. TAYLOR personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>4th</u> day of <u>January</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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By: Melinda Ann Mitchell (SEAL)
MELINDA MITCHELL

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, NC	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that MELINDA MITCHELL personally came before me this day and acknowledged, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>4th</u> day of <u>January</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B Miller</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION:

BEING KNOWN AND DESIGNATED as Lot 244, Cain Forest Drive, as shown on the plat of R. Don Cain Phase Seven, Section I, recorded in Plat Book 38, Page 28, Forsyth County Registry, to which plat reference is hereby made for a more particular description.

**PROPERTY ADDRESS: 6045 CAIN FOREST DRIVE, WALKERTOWN, NC 27051
PARCEL ID #: 6869-14-2885.000**