

2024001483 00067

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$238.00

PRESENTED & RECORDED
01/17/2024 02:24:24 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3789
PG: 1703 - 1705

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 238.00

Parcel Identifier No. 5887-57-1156.000 & 5887-57-4751.000 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: The Nixon Firm, PLLC, 403 Gilead Road Suite K, Huntersville, NC 28078

This instrument was prepared by: The Nixon Firm, PLLC, 403 Gilead Road Suite K, Huntersville, NC 28078

Brief description for the Index: METES & BOUNDS- Clarice Avenue

THIS DEED made this 9th day of January, 2024, by and between

GRANTOR	GRANTEE
Arthur Monroe Bowles, unmarried 5504 Gregor Court Winston- Salem, NC 27106	Carolina Total Homes LLC, a North Carolina limited liability company Tax Mailing Address: 7472 Waterside Loop Road Suite 210 Denver, NC 28037

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 Pfafftown, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

See Attached 'Exhibit A'

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1884/1882/939 page 1367/1555/625. 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 Plat Book _____ page _____.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land with 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:

All valid and enforceable restrictions, easements, and conditions of record and ad valorem taxes for the current year and following years, not yet due and payable.

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

By: _____ (Entity Name) _____ (SEAL)
Print/Type Name: Arthur Monroe Bowles
By: _____ (SEAL)
Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name: _____

State of N.C. - County or City of FORSYTH
I, the undersigned Notary Public of the County or City of FORSYTH and State aforesaid, certify that Arthur Monroe Bowles personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9 day of JANUARY, 2024.

CONSTANCE E CREASMAN
Notary Public, Forsyth County
North Carolina
My Commission Expires March 4, 2025

My Commission Expires: MARCH 4 2025 (Affix Seal)
Notary's Printed or Typed Name: CONSTANCE E CREASMAN

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)
Notary's Printed or Typed Name: _____ Notary Public

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal)
Notary's Printed or Typed Name: _____ Notary Public

EXHIBIT A

LEGAL DESCRIPTION

TRACT ONE:

BEGINNING at an iron stake in Still House Branch and being the southeast corner of the A. M. Bowles tract described in Deed recorded in Book 939, Page 625, Forsyth County Registry; thence with the middle of Still House Branch a southwest direction 500 feet more or less to an iron stake the northwest corner of the 11.26 acre Martha A. Bowles Weber tract; thence with the Weber line South 59° 00' East 452.0 feet to an iron stake the northeast corner of the said Weber tract; thence North 31° 00' East 500 feet to an iron stake the southeast corner of the A.M. Bowles tract described in Deed recorded in Book 939, Page 625; thence with the Bowles line North 59° 00' West 427.64 feet to an iron stake in the middle of Still House Branch, the place and point of BEGINNING. Containing 5.04 acres, more or less, and being the middle portion of Lot 10 of the M. M. Stipe Land recorded in Plat Book 8, Page 105 according to a survey prepared by Thomas W. Joyce dated January, 1967 and designated Job # 1-582.

Parcel Number: 5887-57-1156.000

Clarice Avenue Pfafftown, NC 27040

TRACT TWO:

BEGINNING at an iron stake in the northeast corner of Lot No. 10 as shown on the map of M. M. Stipe Land, as recorded in Plat Book 8, page 105, of the Forsyth County Registry; thence south 31° 0' west 854.43 feet to an iron stake; thence north 59° 0' west 427.64 feet to an iron stake located in the Still House branch; thence along said branch in a northeastwardly direction 600 feet, more or less, to an iron stake, the northwest corner of said lot; thence south 85° 18' east 564.63 feet to an iron stake, the point and place of BEGINNING. Containing 7.74 acres, more or less.

This deed is made and accepted subject to the street dedication as set forth in Deed Book 939 page 623.

Parcel Number: 5887-57-4751.000

Clarice Avenue Pfafftown, NC 27040