

2024001484 00068

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$195.00

PRESENTED & RECORDED
01/17/2024 02:24:24 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3789
PG: 1706 - 1710

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 195.00

Parcel Identifier No. 5887-46-8612.000 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
Charles Riddick Weber, and spouse, Jane Weber
and, Frederick David Weber, unmarried and,
Herbert Arthur Weber, unmarried
2535 Hampshire Road
Bethlehem, PA 18017

GRANTEE
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 2019 page 2397.
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 _____.

submitted electronically by "The Nixon Firm, PLLC"
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:

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) Charles Riddick Weber (SEAL)
Print/Type Name: Charles Riddick Weber
By: _____ Jane Weber (SEAL)
Print/Type Name: Jane Weber
By: _____ (SEAL)
Print/Type Name: _____
By: _____ (SEAL)
Print/Type Name: _____

State of Pennsylvania - County or City of Northampton
I, the undersigned Notary Public of the County or City of Northampton and State aforesaid, certify that Charles Riddick Weber and spouse, Jane Weber 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 9th day of January, 2024.

Commonwealth of Pennsylvania - Notary Seal
Amy E. Pudliner, Notary Public
Northampton County
My Commission Expires: 07/15/2025
Notary's Printed or Typed Name: Amy E. Pudliner
Member, Pennsylvania Association of Notaries

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

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

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: 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) Frederick David Weber (SEAL)
Print/Type Name: Frederick David Weber

Print/Type Name & Title: _____ (SEAL)
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____
Print/Type Name: _____

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Frederick David Weber 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 10 day of January, 2021.

My Commission Expires: Feb. 22, 2028

(Affix Seal) **CAROLYN D. WARREN**
Notary Public - North Carolina
State of Forsyth County
My Commission Expires February 22, 2028

Carolyn D. Warren
Notary Public
Notary's Printed or Typed Name

~~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 Public
Notary's Printed or Typed Name~~

~~State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify 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 Public
Notary's Printed or Typed Name~~

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:

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) Herbert Arthur Weber (SEAL)
 Print/Type Name: Herbert Arthur Weber

By: _____ (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name: _____

By: _____ (SEAL)
 Print/Type Name: _____

State of North Carolina - County or City of Forsyth
 I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Herbert Arthur Weber 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 17 day of January, 2024.

MARK E YOUNG
 Notary Public
 Forsyth Co., North Carolina
 My Commission Expires Oct. 26, 2027

My Commission Expires: Oct. 26, 2027 Mark E. Young Notary Public
 (Affix Seal) Notary's Printed or Typed Name

~~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: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name~~

~~State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify 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: _____ Notary Public
 (Affix Seal) Notary's Printed or Typed Name~~

EXHIBIT A

LEGAL DESCRIPTION

Beginning at an iron stake in the southeast 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 North 58° 29' West 244 feet to an iron stake; thence North 63° 32' West 440.07 feet to an iron stake, the Southwest corner of the above-mentioned lot; thence North 28° 26' East 184.95 feet to a stake in Still House Branch; thence along said Branch in a Northeastern direction 710 feet, more or less, to a stake in said Branch; thence South 59° 0' East 452 feet to an iron stake; thence South 31° 0' West 800 feet to an iron stake, the point and place of Beginning. Containing 11.26 acres, more or less.

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

Parcel Number: 5887-46-8612.000

Clarice Avenue Pfafftown, NC 27040