

2024001628 00107

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$140.00

PRESENTED & RECORDED
01/18/2024 03:54:23 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3789
PG: 2437 - 2440

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$140.00 Recording Time, Book and Page
Parcel Identifier No. 6869-33-2856.000
Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361
This instrument was prepared by: Mark L. McGuire, Attorney at Law

THIS DEED made this the 18th day of January, 2024, by and between

GRANTOR

Sheryl Ragland, unmarried

Mailing Address: 4231 Field Crossing Drive, Winston-Salem, NC 27107

GRANTEE

**4890 Oak Branch Lane, LLC
A North Carolina Limited Liability Company**

**Mailing Address: 3800 Paramount Pkwy, Ste 150, Morrisville, NC 27560
Property Address: 4890 Oak Branch Lane, Walkertown, NC 27051**

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

Submitted electronically by "Mark L. McGuire, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3331, Page 1343, Forsyth County Registry.

All or a portion of the property herein conveyed ___includes or _x_ does not include the primary residence of a Grantor.

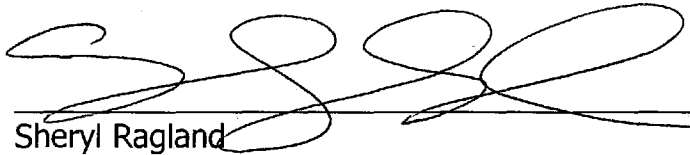
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Power, telephone and utility, and drainage easements of record or those visible upon the ground, if any; Restrictions of record in Book 1961, Page 447

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

 (SEAL)
Sheryl Ragland

State of North Carolina
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Sheryl Ragland

Witness my hand and Notarial stamp or seal this 18th day of January, 2024.


Notary Public

Mark L. McGuire

Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2027

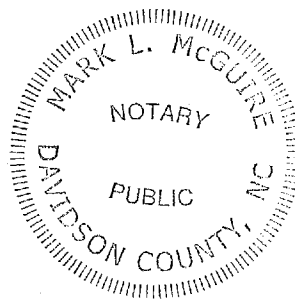


EXHIBIT "A"

BEING all of Lot 41 on Plat of R. Don Cain, Phase Two, as recorded in Plat Book 37 at Page 22 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.