

2024004612 00114

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$57.00

PRESENTED & RECORDED
 02/14/2024 04:16:31 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE, ASST
BK: RE 3793
PG: 23 - 25

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$57.00**Parcel Identifier No.: 6869-14-2885.000**Brief description for index: **Lot 244, Cain Forest Drive, Plat of R. Don Cain Phase Seven, Section I**Mail deed/taxes after recording to Grantee: **1105 Newport Street, Winston-Salem, NC 27105**This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**THIS DEED made this 30th day of January, 2024 by and between**GRANTOR:**

PACTOLUS GROUP 4, LLC, a North Carolina
 Limited Liability

Address: 1704 Elizabeth Ave.
 Winston Salem, 27103

GRANTEE:

D ROSAS PROPERTIES, LLC, a North
 Carolina Limited Liability

Property Address: 6045 Cain Forest Drive
 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.

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 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:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3788, Page 989, **FORSYTH** County Registry.

"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."

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.

A map showing the above described property is recorded in Plat Book 38, Pages 28, and referenced within this instrument.

Does the above described property include the primary residence? ☐ YES ☒ NO

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 has done nothing to impair such title as Grantor received, and 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:

Restrictive covenants, easements and rights of way of record, if any.
Ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

PACTOLUS GROUP 4, LLC:

By: 

ALAN TRIPP

Title: Chief Executive Office

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 ALAN TRIPP personally came before me this day and acknowledged that he/she is Chief Executive Office of PACTOLUS GROUP 4, LLC , and acknowledged, on behalf of PACTOLUS GROUP 4, LLC , the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>30th</u> day of <u>January</u> , 2024. My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public

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