

2024005542 00034

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$30.00

PRESENTED & RECORDED
02/23/2024 10:26:42 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY
BK: RE 3794
PG: 504 - 506

Prepared By And Send To: Attorney Mark E. Randolph, 1365 Westgate Center Drive, Suite D, Winston-Salem, NC 27103
Stamps \$30.00

23-01-907

NORTH CAROLINA)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 22 day of February, 2024, by and between **C. D. Cain Properties, Inc.**, a North Carolina Corporation, whose address is 5704 Pine Hall Road, Walnut Cove, NC 27052, **GRANTOR**; and, **Valorie Bailey, unmarried**, whose mailing address is 6591 Robinhood Road, Pfafftown, NC 27040, **GRANTEE(S)**;

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 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.

Property Address: 6069 Cain Forest Drive, Walkertown, NC 27051

Parcel Number: 6869-04-7706.000

The property conveyed herein does not include the primary residence of the Grantor.

This instrument prepared by Mark E. Randolph, 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 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: easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

C. D. Cain Properties, Inc.

By: Charles D. Cain
Name: Charles D. Cain
Title: President

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, Lorie Weavil, a Notary Public of Forsyth County and State aforesaid, certify that Charles D. Cain personally appeared before me this day and acknowledged that he is the President of C. D. Cain Properties, Inc., a North Carolina Corporation, and that he, as President, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 22 day of February 2024.

Lorie Weavil
Notary Public

My commission expires: 9/26/26

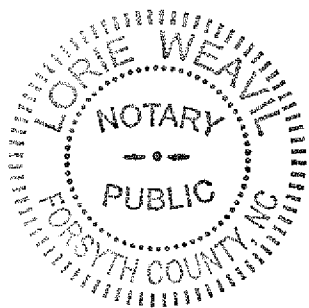


EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot No. 191 as shown on the plat of R. Don Cain Phase Five, Sheet II, recorded in Plat Book 36, Page 65, Forsyth County Registry, to which plat reference is hereby made for a more particular description.

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