

2024007061 00053

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1700.00

PRESENTED & RECORDED
03/07/2024 11:25:42 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3796
PG: 104 - 106

submitted electronically by "Craig Jenkins Lipfert & Walker LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,700.00

Parcel Identification Number: 5874-79-9630.000

This instrument was prepared by: Philip E. Searcy, a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Return to: Grantees @ 8424 Meadow Vista Drive, Lewisville, North Carolina 27023

Property Address: 8424 Meadow Vista Drive, Lewisville, North Carolina 27023

Brief description for the Index: Lot Number 62, Woodview Estates, Phase 1

THIS DEED made this 6th day of March, 2024 by and between

GRANTOR

**BLACK ROCK HOME BUILDERS, LLC
a North Carolina Limited Liability Company**

**9305 Concord Church Road
Lewisville, North Carolina 27023**

GRANTEE

**CHRISTOPHER M. FLAHERTY and spouse,
LEAH FLAHERTY**

**8424 Meadow Vista Drive
Lewisville, North Carolina 27023**

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 the County of **Forsyth** State of North Carolina and more particularly described as follows:

FOR PROPERTY DESCRIPTION, SEE EXHIBIT A attached hereto and incorporated herein by reference.

The property hereinabove described was acquired by Grantor in Deed Book 3753, Page 1789.

THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE

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: easements and restrictions of record, if any and 2024 property taxes to be prorated.

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

BLACK ROCK, HOME BUILDERS, LLC a North Carolina Limited Liability Company

By: *Korey Smith*, *Managing Member* (SEAL)
Name: Korey Smith, Managing Member

STATE OF NORTH CAROLINA – COUNTY OF FORSYTH

I, Anna M. Levens, a Notary Public of the County of Davidson and State of North Carolina, certify that Korey Smith, either being personally known to me or proven by satisfactory evidence (said evidence being North Carolina Driver's License), who is the Managing Member of Black Rock Home Builders, LLC, personally appeared before me this day and acknowledged that he is the Managing Member of Black Rock Home Builders, LLC, and that as Managing Member being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this *6th* day of March, 2024.
Anna M Levens
Notary Public – Anna M. Levens

My Commission Expires: October 19, 2028

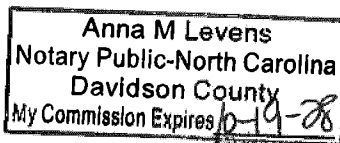


EXHIBIT A

**8424 Meadow Vista Drive
Lewisville, North Carolina 27023**

BEING KNOWN AND DESIGNATED as Lot Number 62 as shown on the Map entitled WOODVIEW ESTATES, PHASE 1, and recorded in Plat Book 73, Pages 30 & 31, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.