

**2024008085 00118**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$2800.00**

PRESENTED & RECORDED  
03/15/2024 02:33:06 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE, ASST

**BK: RE 3797**  
**PG: 1270 - 1276**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$2,800.00

Parcel ID No. 6856-96-6105

---

Mail/Box to: Fine Line Homes, LP, 8075 North Point Boulevard, Q, Winston-Salem, NC 27106 27106

This instrument was prepared by: Pamela F. Entrikin Esq., Cooper Legal Firm, PC, 5620 Concord Pkwy S, Suite 103, Concord, NC 28027, 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.

---

Brief description for the Index: Lots 10 & 11, Peddycord Industrial Park, Plat Book 41, Pages 114-115

---

THIS DEED, made this the 11<sup>th</sup> day of March 2024, by and between

**GRANTOR: Byran T. Tabor and Suzanne S. Tabor, Trustees of Byran Thomas Tabor Revocable Trust dated March 2, 1995, a/k/a the Byran T. Tabor Revocable Trust dated June 9, 2008, and Suzanne S. Tabor and Byran T. Tabor, Trustees of Suzanne S. Tabor Revocable Trust dated March 2, 1995, a/k/a the Suzanne S. Tabor Revocable Trust dated June 9, 2008** (originally dated March 2, 1995, and amended on June 9, 2008, June 16, 2010, July 12, 2016, and August 23, 2021) (herein referred to as **Grantor**) whose mailing address is: 1450 Tabor Ranch Road , Winston-Salem, NC 27101

**GRANTEE: Fine Line Homes, LP**, a Pennsylvania Partnership (herein referred to as **Grantee**) whose mailing address is: 8075 North Point Boulevard, Q, Winston-Salem, NC 27106

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property, located in the City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:

**SEE EXHIBIT A**

**Property Address: 200 Peddycord Park Court, Kernersville, NC 27284**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Deed Book 3039, at Page 3867.

submitted electronically by "Cooper Legal Firm PC"  
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 unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

This conveyance is made subject to the following Exceptions and Reservations:

- 1) All easements, restrictions, and rights of way of record
- 2) Those matters that a current survey would disclose
- 3) Ad valorem taxes for 2024 and subsequent years

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

**[SIGNATURE PAGE FOLLOWS]**

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

Byran Thomas Tabor Revocable Trust dated June 9, 2008, as amended

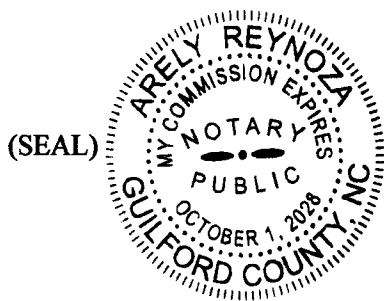
Byran T. Tabor (SEAL)  
By: Byran Thomas Tabor, Trustee

STATE OF North Carolina

COUNTY OF Forsyth

I, Arcely Reynoza a Notary Public of Forsyth County, North Carolina, do hereby certify that Byran T. Tabor, Trustee of Byran Thomas Tabor Revocable Trust dated June 9, 2008, as amended, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Date: March 11, 2024



Arcely Reynoza  
Notary Public

My commission expires: Oct 1, 2028

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

Byran Thomas Tabor Revocable Trust dated June 9, 2008, as amended

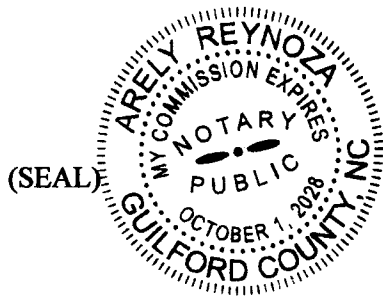
*Suzanne S. Tabor* (SEAL)  
By: Suzanne S. Tabor, Trustee

STATE OF North Carolina

COUNTY OF Forsyth

I, Arelly Reynoza, a Notary Public of Forsyth County, North Carolina do hereby certify that **Suzanne S. Tabor, Trustee of Byran Thomas Tabor Revocable Trust dated June 9, 2008, as amended**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Date: March 11, 2024



*Arelly Reynoza*  
Notary Public

My commission expires: Oct 1, 2028

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

Suzanne S. Tabor Revocable Trust dated June 9, 2008  
as amended

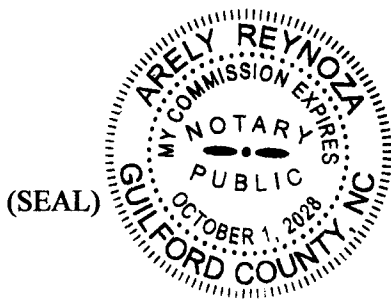
*Suzanne S. Tabor* (SEAL)  
By: Suzanne S. Tabor, Trustee

STATE OF North Carolina

COUNTY OF Forsyth

I, Arely Reynosa, a Notary Public of Forsyth County, North Carolina  
do hereby certify that **Suzanne S. Tabor, Trustee of Suzanne S. Tabor Revocable Trust dated June 9, 2008,**  
personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Date: March 11, 2024



*Arely Reynosa*  
Notary Public

My commission expires: Oct 1, 2028

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

Suzanne S. Tabor Revocable Trust dated June 9, 2008  
as amended

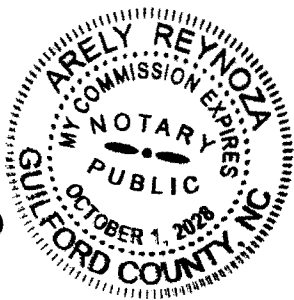
Byran T. Tabor (SEAL)  
By: Byran T. Tabor, Trustee

STATE OF North Carolina

COUNTY OF Forsyth

I, Arely Reynoza, a Notary Public of Forsyth County, North Carolina, do hereby certify that **Byran T. Tabor, Trustee of Suzanne S. Tabor Revocable Trust dated June 9, 2008**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Date: March 11, 2024



(SEAL)

Arely Reynoza  
Notary Public

My commission expires: Oct 1, 2028

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lots 10 and 11 of Peddycord Industrial Park, a map and plat of which is recorded in Plat Book 41, Page 114 and 115 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.