

2024011540 00170

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$144.00

PRESENTED & RECORDED
 04/12/2024 04:13:35 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3801
PG: 2707 - 2709

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$144.00

Parcel Identifier No. 6869-10-3276.000 Verified by _____ County on the ____ day of _____, 20 ____
 By: _____

Mail/Box to: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

This instrument was prepared by: Becton Law Firm, 2530 Meridian Parkway, Suite 300, Durham, NC 27713

Brief description for the Index: 4245 Pine Hall Road,

THIS DEED made this 9th day of April, 20 24, by and between

GRANTOR

Zachary O'Neal Taylor and spouse Tierra Taylor
3843 Ranier Court
Walkertown, NC 27051-9219

GRANTEE

DHS Group, LLC, a North Carolina limited liability company
2125 Rossmore Road
Clemmons, NC 27012

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Walkertown, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property hereinabove described was acquired by Grantor by instrument recorded in Forsyth County Estate File No 17-E-2118.

All or a portion of the property herein conveyed ____ includes or x does not include the primary residence of a Grantor.

A map showing the above-described property is recorded in Plat Book ____ page ____.

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:

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

_____	<u>Zachary Taylor</u> (SEAL)
(Entity Name)	Print/Type Name: <u>Zachary O'Neal Taylor</u>
By: _____	<u>Tierra Taylor</u> (SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Tierra Taylor</u>
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____
By: _____	_____ (SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____

State of North Carolina – County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Zachary O'Neal Taylor and Tierra Taylor personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 9 day of April, 2024.

My Commission Expires: 12-04-2026

Yesenia Moctezuma Ruiz
Notary Public

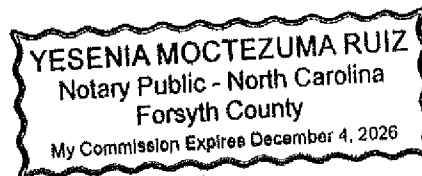


EXHIBIT "A"

As a part of John A. Mitchell Property situated near Walkertown, Forsyth County, N.C. Beginning at an iron stake the East margin of the Pine Hall Road, being the Northwest corner of Lot No. 1 and Lee Mitchell's corner; thence Eastwardly with Lot No. 1 and Lee Mitchell's line 302.6 feet to an iron stake in Lucy Booe's line; thence North 27degrees East with Booe's line 127.6 feet to an iron stake in Booe's line, Southeast corner of Lot No. 3; thence Westwardly with Lot No. 3- 269.00 feet to an iron stake in the East margin of the Pine Hall Road; thence Southwardly with the East margin of said road 100 feet to the beginning.

Property Address: 4245 Pine Hall Road, Walkertown, NC 27051

Parcel ID: 6869-10-3276.000