

2024014048 00136

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$660.00

PRESENTED & RECORDED

05/02/2024 03:55:45 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3804

PG: 3609 - 3610

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$660.00

Parcel Identifier No. 6940-77-9924.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 7785 Misty Mountain Rd, Germanton, NC 27019

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lots 5, Baux Mountain, LLC, PB 64, PG 164, Forsyth County, North Carolina

THIS DEED made this 1 day of MAY, 2024, by and between

GRANTOR	GRANTEE
NORTH CAROLINA CUSTOM MODULARS, LLC, a Florida Limited Liability Company	TYLER DANIEL UPCHURCH and spouse, CALLIE ELIZABETH UPCHURCH
MAILING ADDRESS:	PROPERTY ADDRESS:
<u>1936 US HWY 64 EAST</u> <u>ASHEBORO, NC 27203</u>	<u>7785 MISTY MOUNTAIN ROAD</u> <u>GERMANTON, NC 27019</u>
PROPERTY ADDRESS IS ____ IS NOT <u>X</u> ____ GRANTOR'S PRIMARY RESIDENCE	

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:

BEING KNOWN AND DESIGNATED as Lot 5 as shown on the map entitled Baux Mountain, LLC as shown in Plat Book 64, Page 164 Office of the Register of Deeds Forsyth County, North Carolina, reference to which is made for a more particular description.


Submitted electronically by "Heather Kiger 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.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

NORTH CAROLINA CUSTOM MODULARS, LLC

 (SEAL)
BY: CRYSTAL ROTHSTEIN
ITS: GENERAL MANAGER

State of North Carolina

County of ~~Forsyth~~ Randolph

I, Wendy Ann James, the undersigned Notary Public of County and State aforesaid, certify that CRYSTAL ROTHSTEIN who is known to me and being by me duly sworn says that he is GENERAL MANAGER of NORTH CAROLINA CUSTOM MODULARS, LLC, a Florida Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company. WITNESS my hand and official stamp or seal, this 1st day of May, 2024.

My commission expires: October 7 2028

Wendy Ann James
Notary Public

