

2024014783 00064

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1632.00

PRESENTED & RECORDED
 05/09/2024 11:12:53 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3805
PG: 2881 - 2882

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$1,632.00** Parcel Identifier No. **5874-78-2983**

Mail after recording to: **Grantee**

This instrument prepared by: **Hunter & Chandler Law Group, PLLC, 10800 Sikes Pl #105, Charlotte, NC 28277**

File No. **20240415524/** Title Co. **INVESTORS TITLE**

Brief Description for the index: **LOT 31 Woodview Estates**

THIS DEED made this 10 day of May, 2024 by and between:

GRANTOR(S)	GRANTEE(S)
<p>Third Generation Homes, LLC A North Carolina Limited Liability Company</p> <p>Mailing Address: 2625 Neudorf Road, Suite 700 Clemmons, NC 27012</p>	<p>Robert G. Marsh and spouse Lindsay A. Marsh</p> <p>Property & Mailing Address: 8927 Maltese Court Lewisville, NC 27023</p>

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 31 as shown on the map of Woodview Estates Phase 2 recorded in Plat Book 77, Page 181 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The property herein conveyed ___ includes or ___ does not include the primary residence of a Grantor.

The property herein conveyed ___ includes or does not include the primary residence of a Grantor.

The property hereinabove described was acquired by Grantor by instrument recorded in **Book 3777, Page 389**, Forsyth County Public Registry.


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 and restrictions of record and the lien of the year 2024 ad valorem taxes, which the Grantee herein agrees to assume and pay.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal the day and year first above written.



Andrew Reece, President
Third Generation Homes, LLC

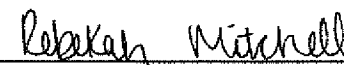
(SEAL)

SEAL-STAMP

(Notary – Place seal in vacant area so it can be easily read.)

STATE OF North Carolina, COUNTY OF ~~Mecklenburg~~ Davie

I, the undersigned, a Notary Public of Davie County and State aforesaid, certify that **Andrew Reece, President of Third Generation Homes**, Grantor(s), personally appeared before me and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal on May 6, 2024.



Notary Public
My commission expires: May 26, 2027

