

**2024015873 00058**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$76.00**

PRESENTED &amp; RECORDED

05/17/2024 10:56:01 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

**BK: RE 3806****PG: 4337 - 4338**

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$76.00

Parcel Identifier No.: 6878-07-1618.000

This instrument was prepared by Jonathan McCollum, a North Carolina Licensed Attorney. Delinquent Taxes, if any, are to be paid by the closing attorney to the tax collector upon disbursement of the closing proceeds. See NC Gen Stat. 161-31 et seq.

This transaction was insured by: Magnolia Title Company, LLC

THIS DEED made this 9 day of May, 2024, by and between

**GRANTOR(S)**

Solid Ground Sales, LLC  
 A Florida Limited Liability Company

10607 Technology Terrace  
 Lakewood Ranch, FL 34202

**GRANTEE(S)**

Christopher Lara, unmarried

1732 Hanging Valley Court  
 Kernersville, NC 27284

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 City of Belevs Creek, Forsyth County, North Carolina and more particularly described as follows:

**BEING all of Lot 1 of the Final Plat as recorded in Plat Book 71 at Page 20, Forsyth County Registry for "Phillip E. Boydston and Karen C. Boydston being a division of "Tract "B" of "5555 Reidsville Road" (as previously recorded in Plat Book 58 at Page 74, Forsyth County Registry)".**

**Property Address: 5563 Reidsville Road Belevs Creek, North Carolina 27009**

The property herein described ☐ is or ☒ is not the primary residence of the Grantors.

submitted electronically by "McCollum Law PC"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property herein described was acquired by Grantor by instrument recorded in Book <sup>3806</sup>, Page <sup>4245</sup>, Forsyth County 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 warrants and 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:

Restrictions of Record if any.

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.

This conveyance is subject to any restriction of record and is subject to any HOA restrictions which both grantees gladly submit to as a matter of record.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

SOLID GROUND SALES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

By: \_\_\_\_\_ (SEAL)  
John Michael Tiffin, Member/Manager

STATE OF FLORIDA  
COUNTY OF MANATEE

I, ANN COICAN, a Notary Public, certify that John Michael Tiffin, Member/Manager of Solid Ground Sales, LLC personally came before me this day and acknowledged that he/she is Member/Manager of Solid Ground Sales, LLC, a Limited Liability Company, and that he/she, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.  
Witness my hand and official seal this 9 day of May, 2024.

Ann Coican  
Official Signature of Notary

ANN COICAN  
Printed or typed name of Notary

My Commission Expires: 3/19/28

