

2024019012 00052FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1400.00PRESENTED & RECORDED
06/12/2024 11:40:31 AM**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3810**PG: 4119 - 4120**

This Instrument Prepared By: Misti Boles Whitman of Citrin & Whitman, PA, 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.

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1,400.00**Recording Time, Book and Page****PIN – 6824-71-9361.000****Mail after recording to: Grantee****This instrument was prepared by: T. Dan Womble, Attorney – no title search**

THIS DEED made this 11th day of June, 2024 by and between

GRANTOR

Peters Creek RE, LLC a North Carolina Limited Liability Company
204 James Way
Bermuda Run, NC 27006

GRANTEE

CS Hancock Investments, LLC a North Carolina Limited Liability Company
P.O. Box 1268
Lexington, NC 27293

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 and more particularly described as follows:

BEING all of Lot 2 as shown on that certain plat entitled "Peters Creek RE, LLC" recorded in Plat Book 75, at Page 158, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 2705 Peters Creek Parkway, Winston-Salem, NC

Submitted electronically by "Citrin & Whitman, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3579, Page 2361, Forsyth County Registry.

A map showing the above-described property is recorded in Plat Book 75, Page 158 and referenced within this instrument.

The above-described property ☐ does ☒ does not include the primary residence of the Grantor.

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, if any. 2024 property taxes to be prorated at closing.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Peters Creek RE, LLC
(ENTITY NAME)

By: *Neil Cornatzer*
Title: Managing Member

_____(SEAL)

_____(SEAL)

By: _____
Title: _____

_____(SEAL)

_____(SEAL)

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Neil Cornatzer, Manager of Peters Creek RE, LLC

Witness my hand and official stamp or seal, this the 11 day of JUNE, 2024.

My Commission Expires: _____

T. Daniel Womble
Notary Public

Print Notary Name: T. Daniel Womble

