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FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$48.00

PRESENTED & RECORDED
06/13/2024 10:11:03 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3811
PG: 409 - 411

Prepared By & Send To: Attorney Mark E. Randolph, 1365 Westgate Center Drive, Ste. D, Winston-Salem, NC 27103
Stamps \$48.00
24-00-126

NORTH CAROLINA)
)
FORSYTH COUNTY) **NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this 11 day of June, 2024, by and between **R Cain Properties, LLC, a North Carolina Limited Liability Company**, whose mailing address is 1160 Birch Hill Dr., Kernersville, NC 27284, GRANTOR(S); and **CMH Homes, Inc.**, a Tennessee Corporation, whose address is 5000 Clayton Road, Maryville, TN 37804 GRANTEE(S);

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 Grantees, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in **Forsyth** County, North Carolina and more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

Property Address: 4862 Oak Branch Lane, Walkertown, NC 27051

Parcel Number: 6869-23-5935.000 & 6869-23-5813.000

The property conveyed herein does not include the primary residence of the Grantor.

This instrument prepared by Mark E. Randolph, a licensed North Carolina attorney. Delinquent real property taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

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.

submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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 officers by authority of its Board of Directors, or if partnership, limited liability company, or limited liability partnership, has caused this instrument to be signed by duly authorized partner or manager, the day and year first above written.

R Cain Properties, LLC
a North Carolina limited liability company

BY: Tammie Elaine McCrary Cain
Name: Tammie Elaine McCrary Cain
Title: Member

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Lorie Weavil, a Notary Public for Forsyth County, North Carolina, do hereby certify that Tammie Elaine McCrary Cain, Member/Manager of **R Cain Properties, LLC** a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 12 day of June, 2024.

Date: 6/12/2024

Lorie Weavil
Notary Public
My commission expires: 9/26/2026

(OFFICIAL SEAL)

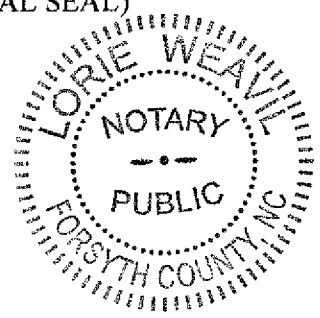


EXHIBIT A

BEING all of New Lot 30, containing 27,081 square feet, as shown on that plat entitled "Property of R. Don Cain Phase Two " as recorded in Plat Book 78, Page 113, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

lmw