

2024019788 00089

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$24.00

PRESENTED & RECORDED
06/18/2024 01:34:20 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3811
PG: 3997 - 4003

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$24.00

Parcel Identifier No.: 6869-04-3989.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 202 Fair Oaks Lane, Winston-Salem, NC 27127

Brief Description from the Index:

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

| GRANTOR | GRANTEE |
|---|--|
| R Cain Properties LLC, a Limited Liability Company, Tammie Elaine McCrary Cain, an unmarried person, Kimberly Faith Smith and Charles Smith, a married couple, Cynthia Michelle Rhodes and Donald Rhodes, a married couple, Donna Cavanaugh, a widow, and Charles D. Cain and Sandra Cain, a married couple Mailing Address: 6075 Sullivantown Road, Walkertown, NC 27051-9418 | Zackerry Kanard Mcleod, a single person Property Address: 6081 Cain Forest Drive, Walkertown, NC 27051 Mailing Address: 832 North Peace Haven Road Winston-Salem, NC 27104 |

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 Walkertown, Forsyth County, North Carolina and more particularly described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Is the property the primary residence of the Grantors? No

The property herein described was acquired by Grantor by instrument recorded in Book 2598, Page 1157, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 36, Page 65, and referenced within this instrument.

Submitted electronically by "Stegall & Clifford, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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.

R Cain Properties LLC, a Limited Liability Company

By: Tammie Elaine McCrary Cain
Tammie Elaine McCrary Cain, Member Manager

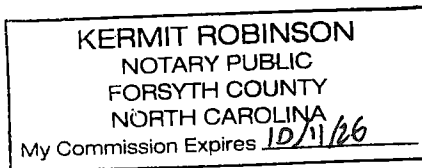
Tammie Elaine McCrary Cain
Tammie Elaine McCrary Cain

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Tammie Elaine McCrary Cain, Member Manager of R Cain Properties LLC, Tammie Elaine McCrary Cain, individually personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 14 day of June, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26



ADDITIONAL SIGNATURE AND NOTARY PAGES TO FOLLOW

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.

Donna Cavanaugh
Donna Cavanaugh

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Donna Cavanaugh appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17 day of June, 2024.

[Signature]
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

KERMIT ROBINSON
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires 10/11/26

ADDITIONAL SIGNATURE AND NOTARY PAGE TO FOLLOW

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.

Cynthia Michelle Rhodes
Cynthia Michelle Rhodes

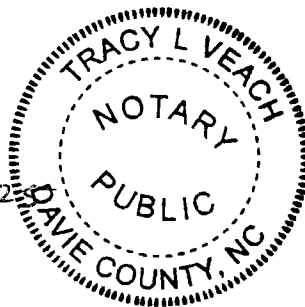
Donald Rhodes
Donald Rhodes

STATE OF NORTH CAROLINA
COUNTY OF ~~DAVIDSON~~ DAVIE

I, Tracy L. Veach, Notary Public, do hereby certify that Cynthia Michelle Rhodes and Donald Rhodes personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 18 day of June, 2024.

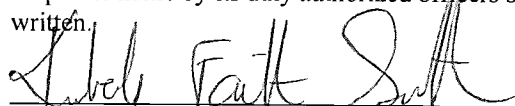
Tracy L. Veach
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: October 18, 2025

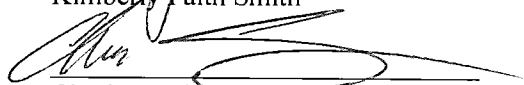


ADDITIONAL SIGNATURE AND NOTARY PAGE TO FOLLOW

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.




Kimberly Faith Smith



Charles Smith

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, Kermit Robinson, Notary Public, do hereby certify that Kimberly Faith Smith and Charles Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this 17 day of June, 2024.



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 10/11/26

KERMIT ROBINSON
NOTARY PUBLIC
FORSYTH COUNTY
NORTH CAROLINA
My Commission Expires 10/11/26

ADDITIONAL SIGNATURE AND NOTARY PAGE TO FOLLOW

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

Charles D. Cain
Charles D. Cain

Sandra Cain
Sandra Cain

STATE OF NORTH CAROLINA
COUNTY OF DAVIDSON

I, *Kermit Robinson*, Notary Public, do hereby certify that Charles D. Cain and Sandra Cain personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal this *17* day of June, 2024.

Kermit Robinson
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: *10/11/26*

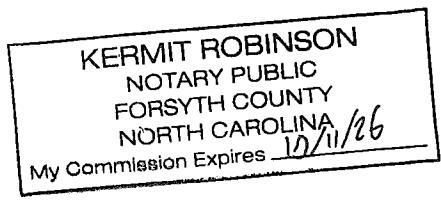


Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 188 as shown on the Plat of Property of R. Don Cain, Phase Five, Sheet Two, as recorded in Plat Book 36, Page 65, Forsyth County Registry, to which plat reference is hereby made for a more particular description.

Parcel ID # 6869-04-3989.000

Property Address: 6081 Cain Forest Drive, Walkertown, NC 27051