

2024021718 00050

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$104.00

PRESENTED & RECORDED
 07/02/2024 11:11:09 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3814
PG: 1847 - 1849

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$104
Parcel ID:	6838-53-6805.000
Mail/Box to:	Grantee
Property Address:	5551 Old Rural Hall Rd., Winston-Salem, NC 27105
Prepared by:	This instrument, prepared by Darren S. Cranfill, 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.
Brief description for the Index:	Lot 4 Plat Book 79, Page 133

THIS GENERAL WARRANTY DEED ("Deed") is made on the 1 day of July, 2024, by and between:

GRANTOR	GRANTEE
Polaris Design Build, LLC 325 W. Mountain St. Kernersville, NC 27285	Cameron M. Zimmerman and spouse, Jami L. B. Zimmerman 538 Smithdale St. Winston-Salem, NC 27107

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in Forsyth County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3801, Page 999.

Page 1 of 2

NC Bar Association Form No. 3 © Revised 11/2020
 Printed by Agreement with the NC Bar Association
 Bar Form No. 3

North Carolina Bar Association -- NC

North Carolina Association of Realtors, Inc. --

Standard Form 3

submitted electronically by "Darren S Cranfill Attorney At Law PLLC"
 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 includes or does not include the primary residence of a Grantor.

A map showing the Property is recorded in Map Book 79 Page 133.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2024 property taxes pro-rated to date of closing.

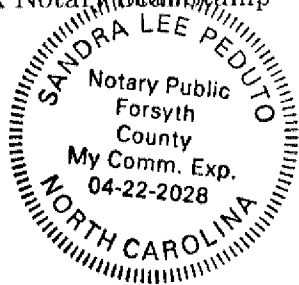
IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Polaris Design Build, LLC a North Carolina Limited Liability Company

By: *Jamie Beddard*
Jamie Beddard Manager

I *Sandra Lee Peduto*, a Notary of *Forsyth* county, North Carolina, certify that the following person(s) personally appeared before me on the 1 day of July 2024 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Jamie Beddard

Affix Notary Seal/Stamp



Sandra Lee Peduto
Notary Public (Official Signature)
My commission expires: *April 22, 2028*

Exhibit "A"

Being Known and Designated as Lot 4 consisting of 5.129 acres as shown on survey for Polaris Design Build, LLC recorded in Plat Book 79, Page 133, Forsyth County Registry, reference to which is hereby made for a more particular description.