



2024021971 00148

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$400.00

PRESENTED & RECORDED  
07-03-2024 03:16:58 PM

LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3814  
PG: 3271-3273

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$400

Parcel Identifier No. 5887-46-8612.000 Verified by \_\_\_\_\_ County on the day \_\_\_\_ of \_\_\_\_\_, 2024,  
By: \_\_\_\_\_

Mail after recording to: Barton & Doomy Law Firm, PLLC 118 E. Council St. Suite 2 Salisbury, NC 28144.

This instrument was prepared by: Barton and Doomy Law Firm, PLLC, 118 E. Council St. Suite 2 Salisbury, NC 28144

Brief description for Index: Metes & bounds – Clarice Ave

**THIS DEED made this 3<sup>rd</sup> day of July, in the year 2024, by and between**

| GRANTOR                                                                                                                                                | GRANTEE                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| Carolina Total Homes LLC, a North Carolina<br>limited liability company Tax Mailing Address:<br>7472 Waterside Loop Road Suite 210<br>Denver, NC 28037 | William R. Doomy, and spouse, Candy M. Doomy<br>Mailing address 3345 Clarice Avenue, Pfafftown,<br>North Carolina 27040 |

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, parcel of land or condominium unit situated in the City of Pfafftown township, Forsyth County, North Carolina and more particularly described as follows:

See attached exhibit "A"

The property herein above described was acquired by Grantor by instrument originally recorded in Book RE 3789 page 1706-1710

Original to: Chad A. Rooney

All or a portion of the property herein conveyed does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book \_\_\_\_\_ page \_\_\_\_\_

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, other than the following exceptions:

All valid and enforceable restrictions, easements, and conditions of record and ad valorem taxes for the current year and following years, not yet due and payable.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

CAROLINA TOTAL HOMES LLC BY: Michael DeFrancis (SEAL)  
(Entity Name) Print/Type Name: Michael DeFrancis/ MEMBER

STATE OF NORTH CAROLINA and COUNTY/CITY OF Bowen

I, the undersigned Notary Public of the county or city of Davidson and State aforesaid, certify that Michael DeFrancis personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial Stamp or seal this 2nd day of July, 2024.

My Commission expires: 07/17/2028  
(Affix Seal)

Savannah L. Canter  
Notary's Printed Name  
Savannah L. Canter

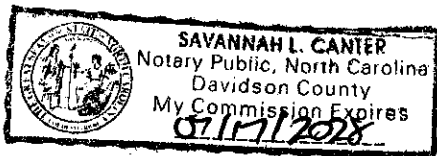


EXHIBIT A LEGAL DESCRIPTION

Beginning at an iron stake in the southeast corner of Lot No. 10 as shown on the Map of M.M. Stipe Land, as recorded in Plat Book 8, page 105, of the Forsyth County Registry; thence North 58° 29' West 244 feet to an iron stake; thence North 63° 32' West 440.07 feet to an iron stake, the Southwest corner of the above-mentioned lot; thence North 28° 26' East 184.95 feet to a stake in Still House Branch; thence along said Branch in a Northeastern direction 710 feet, more or less, to a stake in said Branch; thence South 59° 0' East 452 feet to an iron stake; thence South 31° 0' West 800 feet to an iron stake, the point and place of Beginning. Containing 11.26 acres, more or less.

This deed is made and accepted subject to street dedication as set forth in Deed Book 939, page 623.

Parcel Number: 5887-46-8612.000

Clarice Avenue Pfafftown, NC 27040