



2024021972 00149

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$200.00

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

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

BK: RE 3814
PG: 3274-3276

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$200

Parcel Identifier No. 5887-57-4625.000 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 3rd day of July, in the year 2024, by and between

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

Original to: Chad A. Doomy

The property herein above described was acquired by Grantor by instrument originally recorded in Book RE 3789 page 1703-1705

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 Rowan

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. Carter
Notary's Printed Name
Savannah L. Carter

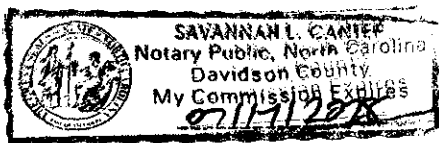


EXHIBIT A LEGAL DESCRIPTION

BEGINNING at an iron stake in the northeast 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 south 31° 0' west 854.43 feet to an iron stake; thence north 59° 0' west 427.64 feet to an iron stake located in the Still House branch; thence along said branch in a northeastwardly direction 600 feet, more or less, to an iron stake, the northwest corner of said lot; thence south 85° 18' east 564.63 feet to an iron stake, the point and place of BEGINNING. Containing 7.74 acres, more or less.

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

Old Parcel Number: 5887-57-4751.000

New Parcel Number: 5887-57-46

Clarice Avenue Pfafftown, NC 27040