

2024024085 00043

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$74.00

PRESENTED & RECORDED
 07/22/2024 10:11:39 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3817
PG: 1328 - 1330

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$74.00
Parcel ID:	6838-53-9986.000
Mail/Box to:	Grantee
Property Address:	0 Curtis Drive, 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:	1.010 acres and 4.437 acres off of Curtis Drive

THIS GENERAL WARRANTY DEED ("Deed") is made on the 19th day of July, 2024, by and between:

GRANTOR	GRANTEE
Harris Land and Timber Company, LLC a Virginia limited liability company 1704 E. Main St., Suite 204 Floyd, VA 24091	Polaris Design Build, LLC a North Carolina limited liability company 325 West Mountain St. Unit 1145 Kernersville, NC 27285

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 3802 Page 2569.

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

Standard Form 3

North Carolina Association of Realtors, Inc. --

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 ____ Page ____

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.

Harris Land and Timber Company, LLC a Virginia limited liability company

BY: [Signature] (Seal)
Luke Harris Managing Member

STATE OF Virginia - COUNTY OF Stafford
I, Brittany Goad, a Notary of the State of Virginia and County of Stafford, certify that the following person(s) personally appeared before me on the 19th 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): **Luke Harris**

Witness my hand and official seal, this 19th day of July, 2024

Affix Notary Seal/Stamp



Brittany Goad
(Official Signature of Notary Public)

Brittany Goad
(Notary's printed or typed name)

My Commission Expires: 9/30/28

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Exhibit "A"

Tract One:

Beginning at an iron rebar in the East line of Royal Empress Farms LLC as recorded in Deed Book 3591, Page 1793, Forsyth County Registry, said rebar also being the Southwest corner of Richard Coleman Yarbrough and Amy Elizabeth Yarbrough (Tax PIN 6838-64-1650); thence proceeding with the Yarbrough line North 89° 41' 02" East passing over an iron pipe at 4.55 feet and continuing a total of 293.07 feet to an iron pipe; thence leaving the Yarbrough line and proceeding South 06° 09' 16" East 74.73 feet to an iron rebar; thence proceeding South 03° 16' 07" West 83.65 feet to an iron rebar in the North line of Curtis Drive; thence with the North line of Curtis Drive North 86° 07' 53" West 300.00 feet to an iron pipe in the aforementioned East line of Royal Empress Farms LLC; thence with the East line of Royal Empress Farms LLC North 01° 16' 00" East 135.99 feet to an iron rebar, the point and place of **Beginning**, consisting of 1.010 acres and lying and being in Winston-Township, Forsyth County, North Carolina, all according to an unrecorded plat of survey for Harris Land and Timber Co LLC by William B. Ciccolella PLS dated 4/19/2024.

Tract Two:

Beginning at an axle in the Northwest corner of Fidel Gomez and Elvire Oneira Licon Huerta as recorded in Book 3801, Page 3462, Forsyth Registry said axle also lying in the Eastern line of Kim Rodriguez, Madeline Byrdie and Deborah Tait Stone (Tax PIN 6838-53-6534); thence proceeding North 89° 26' 45" West 11.00 feet to an iron pipe in the Southeast corner of Royal Empress Farms LLC as recorded in Book 3591, Page 1793, Forsyth Registry; thence with the East line of Royal Empress Farms LLC North 01° 16' 34" East 644.01 feet to an iron rod in the Southwest corner of the terminus of Curtis Drive; thence leaving the Royal Empress Farms LLC line and proceeding with the South line of Curtis Drive South 86° 05' 11" East 300.42 feet to an iron pipe; thence leaving Curtis Drive and proceeding South 01° 17' 53" West 633.64 feet to an iron pipe in the aforementioned North line of Gomez and Huerta; thence proceeding South 89° 50' 01" West 299.96 feet to an axle, said axle being the point and place of **Beginning**, consisting of 4.437 acres and lying and being in Winston-Township, Forsyth County, North Carolina, all according to an unrecorded plat of survey for Harris Land and Timber Co LLC by William B. Ciccolella PLS dated 4/19/2024.