

2024033672 00150

FORSYTH COUNTY NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
10/03/2024 04:02:48 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3829
PG: 1789 - 1791

THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH
Tax Stamps \$NTC (See Deed Book 3811, Page 409 for deed stamps)
24-00-126

NORTH CAROLINA)
)
FORSYTH COUNTY)

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 2nd day of October, 2024, by and between R. Cain Properties, LLC, a North Carolina Limited Liability Company, 1160 Birch Hill Drive, Kernersville, NC 27284, GRANTOR; and CMH Homes, Inc., a Tennessee Corporation, 5000 Clayton Road, Maryville, TN 37804, GRANTEE.

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 of their interest in that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

Property Address: 4862 Oak Branch Lane, Walkertown, NC 27051

Tax Parcel 6869-23-5935.000 & 6869-23-5813.000

R. Cain Properties, LLC, has been administratively dissolved by the North Carolina Secretary of State, and this deed is being executed to complete the final business of R. Cain Properties, LLC, a North Carolina Limited Liability Company.

The property herein conveyed does not include the primary residence of the Grantor.

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.

submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, restrictions, rights of way and declarations of record, if any, which shall not be reimposed, and ad valorem taxes here after becoming due and payable.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, or if partnership, limited liability company, or limited liability partnership, has caused this instrument to be signed by duly authorized partner or manager, the day and year first above written.

R Cain Properties, LLC
a North Carolina limited liability company

BY: Tammie Elaine McCrary Cain
Name: Tammie Elaine McCrary Cain
Title: Member

NORTH CAROLINA)
)
FORSYTH COUNTY)

I, Sandra K. Allen, a Notary Public for Forsyth County, North Carolina, do hereby certify that Tammie Elaine McCrary Cain, Member/Manager of R. Cain Properties, LLC, a North Carolina Limited Liability Company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 2nd day of October, 2024.

Date: October 2 2024

Sandra K. Allen

Notary Public
My commission expires: 10/29/2028

(OFFICIAL SEAL)

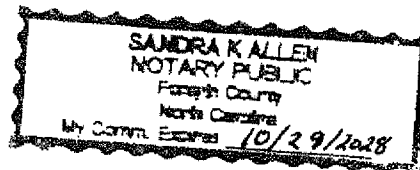


EXHIBIT A

BEING all of New Lot 30, containing .286 (27,081 square feet) acres, as shown on that plat entitled "R. Don Cain Phase Two (Revised)" as recorded in Plat Book 37, Page 22, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

lmw