

2024034954 00125

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$240.00

PRESENTED & RECORDED
 10/15/2024 03:22:19 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY

BK: RE 3831

PG: 88 - 90

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

Parcel Identifier No. 6869-10-3276.000 Verified by Forsyth County on the ____ day of _____, 2024
 By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq., a licensed North Carolina Attorney. Delinquent taxes, if any, shall be paid by the closing Attorney to the County Tax Collector upon disbursement of closing proceeds.

Brief description for the Index: Tract Pine Hall Road

THIS DEED made this 8th day of October, 2024, by and between

GRANTOR	GRANTEE
DHS Group, LLC, a North Carolina limited liability company 2125 Rossmore Road Clemmons, NC 27012	Frances Stacy Entwistle, unmarried and Katherine Sullivan Frazier, unmarried <u>Property Address:</u> 4245 Pine Hall Road Walkertown, NC 27051 <u>Mailing Address:</u> 418 Yadkin Valley Road Advance, NC 27006

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 Grantor's interest in and to 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.

This property is not the primary residence of one or more of the Grantors.

For back title, see Book 3801, Page 2707, Forsyth County Registry.

Submitted electronically by "Holton Law Firm"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

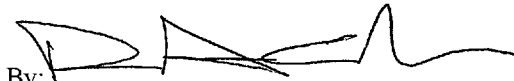
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Easements, rights-of-way and restrictions of record, if any, and real property taxes for the current year which shall be prorated through the closing date.

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

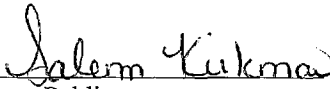
DHS Group, LLC

By:  (SEAL)
Dimitrios Sialmas, Member/Manager

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Dimitrios Sialmas.

Date: October 8, 2024


Notary Public

Salem Kirkman
Print Name

My commission expires: 08/15/2028

SALEM KIRKMAN
Notary Public
Surry County, NC

EXHIBIT "A"

As a part of John A. Mitchell Property situated near Walkertown, Forsyth County, N.C. Beginning at an iron stake the East margin of the Pine Hall Road, being the Northwest corner of Lot No. 1 and Lee Mitchell's corner; thence Eastwardly with Lot No. 1 and Lee Mitchell's line 302.6 feet to an iron stake in Lucy Booe's line; thence North 27degrees East with Booe's line 127.6 feet to an iron stake in Booe's line, Southeast corner of Lot No. 3; thence Westwardly with Lot No. 3- 269.00 feet to an iron stake in the East margin of the Pine Hall Road; thence Southwardly with the East margin of said road 100 feet to the beginning.

Property Address: 4245 Pine Hall Road, Walkertown, NC 27051

Parcel ID: 6869-10-3276.000