

2024036677 00083

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$40.00

PRESENTED & RECORDED
10/29/2024 01:07:47 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B MARTINEZ, DPTY
BK: RE 3833
PG: 1420 - 1421

NORTH CAROLINA GENERAL WARRANTY DEED

This instrument prepared (without title search) by Gary Berman, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of proceeds.

Return to Grantee

Excise tax: \$40.00

Grantee's address: 6524 Shallowford, Lewisville, NC 27023

Grantor's address: 3735 Franklin Road SW, Suite 227, Roanoke, VA 24014

Parcel number: 6833-65-2735.000

No part of the property conveyed by this deed is the Grantor's primary residence.

THIS DEED, dated October 2, 2024, is from This Land Properties, Inc., a Delaware corporation (a/k/a This Land Properties, Inc., a Virginia Corporation), herein called the Grantor, to Shovel Development LLC (a North Carolina limited liability company), herein called the Grantee.

The designations "Grantor" and "Grantee" as used herein shall include said parties and their successors and assigns.

The Grantor, for valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee, in fee simple, all of the following-described land lying in Forsyth County, North Carolina, and more particularly described as follows:

BEING all of Lots 39, 40, 41, and 42 of Southdale, as per plat recorded in Plat Book 3, Page 71, Forsyth County Registry.

(See deed recorded in Book 3774, Page 3600, Forsyth County Registry.
See also judgment recorded in Book 3824, Page 766, Forsyth County Registry.)

TO HAVE AND TO HOLD the aforesaid land and all privileges, improvements, and appurtenances thereto in fee simple.

AND the Grantor hereby covenants with the Grantee that the Grantor is legally seized of said real estate in fee simple; that the Grantor has good and lawful authority to sell and convey said real estate; that the Grantor hereby fully warrants the title to said real estate, and will defend the same against the lawful claims of all persons, and that said real estate is free of all encumbrances except for unpaid property taxes for 2023 and future years, utility easements, and unviolated covenants, conditions, and restrictions.

IN WITNESS WHEREOF, the Grantor has executed and sealed this deed.

This Land Properties, Inc., a Delaware corporation, a/k/a This Land Properties, a Virginia corporation, by:

Paul N. Tine (SEAL)
Signature

PAUL N. TINE
Printed Name

CEO
Title

STATE/~~COMMONWEALTH~~ OF NORTH CAROLINA COUNTY OF DALE

I, DEBORAH S. WITERS, a notary public for the County of DALE, State/Commonwealth of NORTH CAROLINA, hereby certify that PAUL N. TINE personally appeared before me this day and acknowledged that he or she is CEO of This Land Properties, Inc., a Delaware corporation, a/k/a This Land Properties, Inc., a Virginia corporation, and that, by authority duly given and as an act of said corporation, he or she has signed the foregoing instrument in its name and on its behalf as its act and deed. Witness my hand and notarial stamp or seal, this 2 day of October 2024.

Deborah S. Witters
Notary Public

My commission expires: 07/07/2025

