

2024038631 00116

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$21.00

PRESENTED & RECORDED

11/13/2024 03:11:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE, ASST

BK: RE 3835

PG: 3764 - 3774

Submitted electronically by "Orenstein 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.

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$21.00

Parcel Identifier No. 6869-14-6917.000

Verified by _____ County on the ____ day of _____, 20__

By:

Mail to: Atlas Orange, 109 East Mountain Street – Suite D, Kernersville, NC 27284

This instrument prepared by: Rob Sosower, a licensed North Carolina attorney, for Atlas Orange

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: Lot 202, "R. Don Cain, Phase Five, Sheet Two", PB 37, PG 129

THIS DEED made the 13th day of November, 2024, by and between

GRANTOR	GRANTEE
<p>R. Cain Properties, LLC <i>a North Carolina Limited Liability Company</i></p> <p>Tammie Elaine McCrary Cain (unmarried/widow)</p> <p>Charles Darrell Cain and spouse, Sandra Cain</p> <p>Kimberly Faith Cain Smith and spouse, Charles Smith</p> <p>Cynthia Mitchell Rhodes and spouse, Donald Rhodes</p> <p>Donna Gale Cavanaugh (a/k/a Donna Gail Cavanaugh) (unmarried/widow)</p> <p>Grantor Address: 1892 Jericho Church Road Mocksville, NC 27028</p>	<p>Eric Stephen Coats</p> <p>Property Address: 6036 Cain Forest Drive Walkertown, NC 27051</p>

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.

hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all 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 by reference.

The property herein described [] is or [✓] is not the primary residence of the Grantors.

The subject property was acquired by Richard D. Cain, a/k/a R. Don Cain, a/k/a R. Donald Cain on or about September 9, 1981, by instrument recorded in the Forsyth County Register of Deeds in Book 1343, at Page 1774. Richard D. Cain then conveyed the subject property to R. Cain Properties, LLC with a deficient legal description, using only the block and lot to describe the subject property (reference Deed Book 2598, Page 1157). R. Cain Properties, LLC was administratively dissolved on or about February 28, 2018; Richard Donald Cain then died testate on or about November 4, 2019 (reference Stokes Count, NC Death Certificate Book 77, Page 226). The Last Will and Testament of Richard Donald Cain devised the residuary estate to Tammie Elaine McCrary Cain, Charles Darrell Cain, Donna Gail Cavanaugh, Kimberly Faith Cain Smith, and Cynthia Michelle Rhodes. The Estate of Richard Donald Cain is closed (reference Forsyth County, NC Estate File 19 E 2392). R. Cain Properties, LLC, Tammie Elaine McCrary Cain, Charles Darrell Cain, Kimberly Faith Cain Smith, Cynthia Michelle Rhodes, and Donna Gail Cavanaugh and spouses, as applicable, will join in this conveyance.

This deed is executed pursuant to North Carolina General Statute §57D-6-07 and is an act taken in the process of winding up the affairs of the Grantor, a dissolved North Carolina limited liability company

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:

Subject to easements, rights of way, and other restrictions of record.

(signatures to follow)

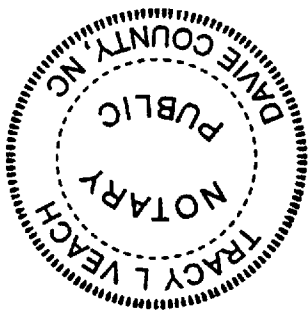
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Cynthia Michelle Rhodes (SEAL)
Cynthia Michelle Rhodes

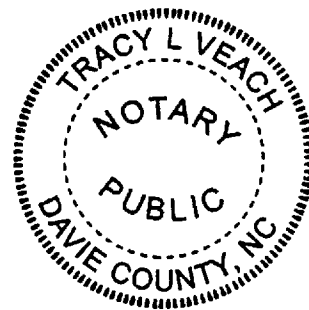
STATE OF North Carolina
COUNTY OF Davie

I, the undersigned Notary Public, do hereby certify that Cynthia Michelle Rhodes personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 13 day of November, 2024.



Tracy L Veach
Tracy L Veach Notary Public
My commission expires: October 18, 2025



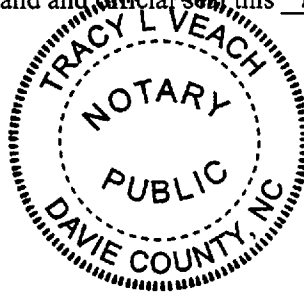
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Donald Rhodes (SEAL)
Donald Rhodes

STATE OF North Carolina
COUNTY OF Davie

I, the undersigned Notary Public, do hereby certify that Donald Rhodes personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 13 day of November, 2024.



Tracy L. Veach
Tracy L. Veach Notary Public
My commission expires: October 18, 2025

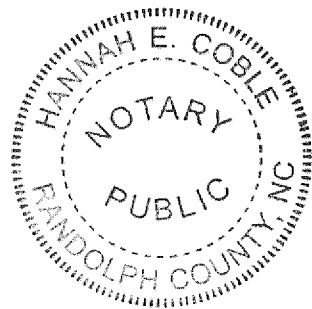
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Sandra Cain (SEAL)
Sandra Cain

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Sandra Cain personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 7 day of November, 2024.



Hannah E. Coble Notary Public

My commission expires: May 2, 2026

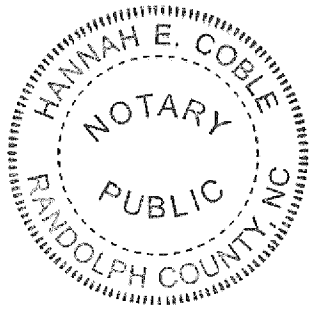
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Charles Darrell Cain (SEAL)
Charles Darrell Cain

STATE OF North Carolina
COUNTY OF Forsyth

I, the undersigned Notary Public, do hereby certify that Charles Darrell Cain personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 7 day of November, 2024.



Hannah E. Coble Notary Public
My commission expires: May 2, 2026

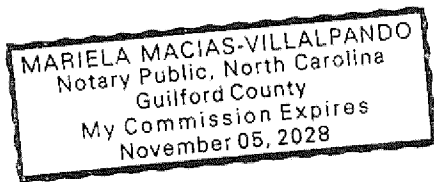
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Donna Gale Cavanaugh (SEAL)
Donna Gale Cavanaugh (a/k/a Donna Gail Cavanaugh)

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Donna Gale Cavanaugh (a/k/a Donna Gail Cavanaugh) personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 11 day of November, 2024.



[Signature]
Mariela Macias V Notary Public
My commission expires: 11/05/2028

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

Tammie Cain (SEAL)

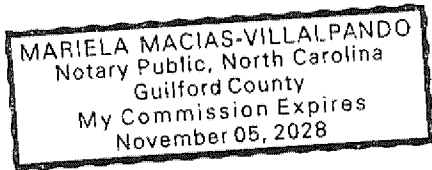
Tammie Elaine McCrary Cain, Individually and as Manager of R. Cain Properties, LLC

STATE OF NC

COUNTY OF Forsyth

I, Mariela Macias V, a Notary Public, certify that Tammie Elaine McCrary Cain, Individually and as a Member/Manager of R. Cain Properties, LLC personally came before me this day and acknowledged that he/she is Member/Manager of R. Cain Properties, LLC, a Limited Liability Company, and that he/she, as Member/Manager, being authorized to do so, executed the foregoing on behalf of the Limited Liability Company.

Witness my hand and official seal this 6 day of November, 2024.



Mariela Macias V

Mariela Macias V Notary Public

My commission expires: 11/05/2028

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

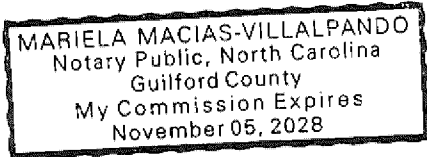
Charles Smith (SEAL)
Charles Smith

STATE OF NC

COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Charles Smith personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 10 day of November, 2024.



Mariela Macias V
Mariela Macias V Notary Public
My commission expires: 11/05/2028

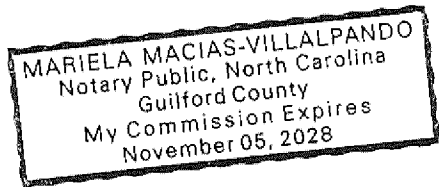
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Kimberly Faith Cain Smith
Kimberly Faith Cain Smith

STATE OF NC
COUNTY OF FORSYTH

I, the undersigned Notary Public, do hereby certify that Kimberly Faith Cain Smith personally appeared before me this day, and having first provided me with satisfactory proof of identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official seal this 11 day of November, 2024.



Mariela Macias V
Mariela Macias V Notary Public
My commission expires: 11/05/2028

Exhibit "A"

**Property of Eric Stephen Coats
6036 Cain Forest Drive**

BEING KNOWN AND DESIGNATED as Lot 202 as shown on that plat entitled "R. Don Cain, Phase Five, Sheet Two", as recorded in Plat Book 37, Page 129, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The subject property is a portion of the same as that property described in Deed Book 2598, Page 1157, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6869-14-6917 on the Forsyth County Tax Maps.