

2024040502 00106

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1240.00

PRESENTED & RECORDED

11/27/2024 12:21:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3838**PG: 1438 - 1441****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$1,240.00

Parcel Identifier No. 6843-47-6890.000 and 6843-48-5670.000

Mail/Box to: Grantee

This instrument was prepared by: Brian W. Byrd, FOX ROTHSCHILD LLP, Post Office Box 21927, Greensboro, NC 27420
 PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM

Brief description for the Index:

THIS DEED made this 26 day of November, 2024, by and between

GRANTOR	GRANTEE
<p>LEOTERRA 109 LLC, a North Carolina limited liability company</p> <p>Address: 110-A Shields Park Drive Kernersville, N C 27284</p>	<p>FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation</p> <p>Address: 2221 E. Lamar Blvd, Suite 790 Arlington, TX 76006</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

The property hereinabove described was acquired by Grantor by instruments recorded in Deed Book 3644, Page 3667 Forsyth County Registry.

NC Bar Association Form No. 6 © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company

164643921.1

submitted electronically by "Schell Bray PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

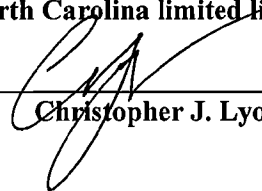
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

Taxes for the current year, utility easements and unviolated covenants.

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

LEOTERRA 109 LLC,
a North Carolina limited liability company

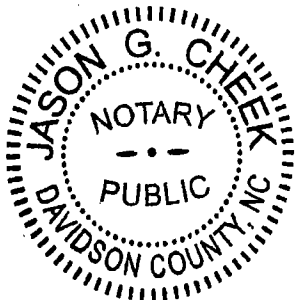
By: 
Christopher J. Lyons, Manager

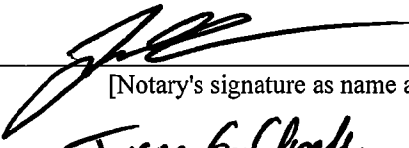
STATE OF NORTH CAROLINA

Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Christopher J. Lyons

Today's Date: Nov 26, 2024




[Notary's signature as name appears on seal]
Jason G. Cheek
[Notary's printed name as name appears on seal]

My commission expires: July 10, 2027

EXHIBIT "A"

Beginning at an iron set in the northwestern margin of Baden Road and the southern margin NC Hwy 109 and thence running South 36° 40' 09" East 268.15 feet to an iron set located in the southern margin of NC Hwy 109 and the northwestern of property shown as "Area Retained by Sellers to be combined with Lemmons" on the survey hereinafter referenced which will be added to property now or formerly Sandra Lemmons (see Deed Book 1042, Page 99, Forsyth County Registry); thence along the boundary line of the "Area Retained by Sellers to be combined with Lemmons" and Sandra Lemmons, the following four (4) bearing breaks: (1) South 27° 39' 47" West 158.19 feet to an iron set; (2) South 3° 02' 10" West 14.28 feet to an iron set; (3) South 21° 38' 31" East 142.80 feet to an iron set; and (4) North 48° 32' 38" East 194.86 feet to an iron set located in the southern margin of NC Hwy 109; thence along the southern margin of NC Hwy 109, along a curve to the right having a radius of 1801.94 feet and a chord bearing and distance of South 52° 07' 40" East 687.66 feet to an iron set located in the northwestern line of property shown on plat filed in Plat Book 87, Page 78, Forsyth County Registry; thence along the boundary of property shown on plat filed in Plat Book 87, Page 78, Forsyth County Registry, the following five (5) bearing breaks: (1) South 27° 34' 39" West 172.77 feet to an existing iron pipe; (2) South 62° 25' 46" East 65.06 feet to an existing iron pipe; (3) South 28° 55' 16" West 33.59 feet to an existing iron pipe; (4) South 57° 11' 24" East 145.36 feet to an existing iron pipe and (5) North 34° 09' 48" East 216.27 feet to an existing iron pipe located in the southern margin of NC Hwy 109; thence along the southern margin of NC Hwy 109, South 62° 24' 05" East 66.45 feet to an iron set located in northwestern line of property noted as "Area Retained by Sellers To Be Combined With Lawrence" on the survey herein after referenced which will be added to property now or formerly Harold Lawrence (see Deed Book 865, Page 421, Forsyth County Registry); thence along the boundary line of the "Area Retained by Sellers To Be Combined With Lawrence", the following four (4) bearing breaks: (1) South 26° 01' 18" West 223.44 feet to an iron set; (2) South 01° 36' 05" East 152.82 feet to an iron set; (3) South 56° 06' 34" East 186.68 feet to an iron set; and (4) North 77° 20' 31" East 249.74 feet to an existing iron pipe located in the western line of property now or formerly William Holcomb (see Deed Book 1038, Page 1015, Forsyth County Registry); thence along the western line of William Holcomb, South 4° 59' 22" East 715.13 feet to a point located 7.0' from corner in center of Fiddler's Creek; thence along the center of Fiddler's Creek, the following sixteen (16) bearing breaks: (1) South 66° 57' 50" West 56.83 feet to a point not monumented; (2) South 56° 34' 57" West 132.79 feet to a point not monumented; (3) South 72° 55' 26" West 158.62 feet to a point not monumented; (4) South 46° 46' 12" West 135.50 feet to a point not monumented; (5) South 47° 12' 40" West 121.42 feet to a point not monumented; (6) North 73° 43' 55" West 71.40 feet to a point not monumented; (7) South 41° 21' 55" West 57.75 feet to a point not monumented; (8) North 82° 33' 03" West 97.14 feet to a point not monumented; (9) North 89° 03' 04" West 85.21 feet to a point not monumented; (10) North 88° 55' 43" West 106.28 feet to a point not monumented; (11) South 86° 58' 13" West 102.30 feet to a point not monumented; (12) North 80° 51' 17" West 118.31 feet to a point not monumented; (13) North 54° 37' 56" West 76.01 feet to a point not monumented; (14) South 73° 41' 09" West 90.44 feet to a point not monumented; (15) North 81° 16' 31" West 136.75 feet to a point not monumented; and (16) North 88° 38' 52" West 128.86 feet to a point not monumented located in the southeastern line of property now or formerly Nolan Reid Real Estate (see Deed Book 1669, Page 1798, Forsyth County Registry); thence along the eastern line of property now or formerly Nolan Reid Real Estate, North 00° 26' 26" East 867.68 feet to a pk nail set in asphalt located in the southern line of Baden Road; thence along the southern and eastern line of Baden Road, the following four (4) bearing breaks: (1) South 87° 25' 03" East 29.71 feet to a monument; (2) North 00° 30' 40" East 891.46 feet to a new iron pipe; (3) North 01° 09' 34" West 473.19 feet to a new iron pipe and (4) along a curve to the right having a radius of 129.73 feet and a chord bearing and distance of North 21° 10' 00" East 98.56 feet to the POINT AND PLACE OF BEGINNING and containing 50.998 acres, more or less, as shown plat of survey entitled "Map of

Northern Portion of Sink Estate” dated July 8, 2021, and prepared by David B. Coe, Coe Forestry & Surveying and as recorded in Plat Book 74, Page 56, Forsyth County Registry.

SAVE AND EXCEPT AND NOT INCLUDED IN THE ABOVE PARCEL ARE THE FOLLOWING TRACTS OF LAND:

Tract I.

BEING THAT area designated as “**Common Area 1**” containing 1.954 acres, more or less, “**Common Area 2**”, containing 2.520 acres, more or less and **all streets** shown on plat entitled “Fiddlers Landing Phase 1 & Phase 2” recorded in Plat Book 79, Pages 156 and 157, Forsyth County Registry.

The above-described Tract I is the same property conveyed to Fiddlers Landing Homeowners Association, Inc. by deed filed August 29, 2024, in Book 3823, Page 3646, Forsyth County Registry.

Tract II.

BEING all of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 and 44 on Plat entitled “Fiddlers Landing Phase 1 & Phase 2” as recorded in Book 79 at Pages 156 and 157, Forsyth County Register of Deeds.

The above-described Tract II is the same property conveyed to DR Horton, Inc. by deed filed August 29, 2024, in Book 3823, Page 3641, Forsyth County Registry.