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FORSYTH COUNTY NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 11/27/2024 12:21:01 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: CARLA B FLEMING, DPTY
BK: RE 3838
PG: 1442 - 1444

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NTC

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

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 above-described property 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. 7 © 1977, 2002

Printed by Agreement with the NC Bar Association – 1981 - Chicago Title Insurance Company
 165163790.1

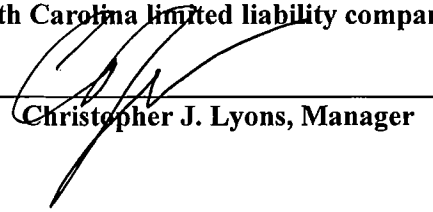
submitted electronically by "Schell Bray PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

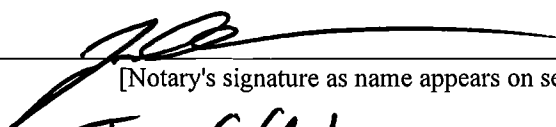
By: 
Christopher J. Lyons, Manager

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, 20 27

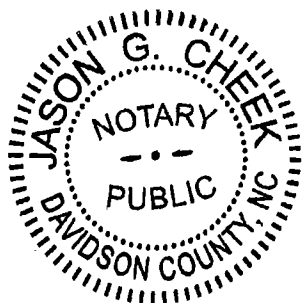


EXHIBIT "A"

Lying and being situate in Forsyth County, North Carolina and more particularly described as follows:

Beginning at an existing iron pipe, the southwest corner to Mayte Ramos (DB 2972 Pg 2174) having NC State Plane NAD83(2011) coordinates of N=838468.76 E=1644731.68, thence with Ramos the following four calls S 62° 20' 47" E 65.00' to an existing iron pipe, S 29° 04' 03" W 33.41' to an existing iron pipe, S 57° 08' 29" E 145.53' to an existing iron pipe, N 34° 07' 27" E 216.34' to an existing iron pipe on the southern right-of-way of NC Highway 109, thence with said right-of-way S 62° 32' 47" E 66.60' to an existing iron pipe the northwest corner to Barbara S. Lawrence (DB 3644 Pg 3688 and DB 865 Pg 421), thence with Lawrence the following four calls S 26° 01' 03" W 223.62' to an existing iron pipe, S 1° 35' 00" E 152.93' to an existing iron pipe, S 56° 10' 58" E 186.47' to an existing iron pipe, N 77° 23' 51" E 249.81' to an existing iron pipe in the line of William G. Holcomb, Trustee (DB 3778 Pg 2536), thence with Holcomb S 8° 12' 07" E crossing a stone at 687.92', a total distance of 710.81' to a point in the center of Fiddlers Creek, thence with center of said creek the following sixteen calls: S 72° 02' 02" W 40.98' to a point, thence S 72° 02' 02" W 54.82' to a point, thence S 53° 20' 46" W 149.73' to a point, thence S 84° 03' 49" W 90.45' to a point, thence S 68° 25' 09" W 75.70' to a point, thence S 44° 44' 47" W 232.69' to a point, thence N 66° 03' 03" W 61.45' to a point, thence S 58° 50' 12" W 118.51' to a point, thence N 73° 34' 46" W 53.50' to a point, thence N 85° 55' 01" W 240.86' to a point, thence S 82° 39' 52" W 154.67' to a point, thence N 39° 59' 46" W 88.19' to a point, thence S 78° 59' 50" W 136.15' to a point, thence N 74° 19' 10" W 96.14' to a point, thence N 86° 32' 56" W 120.86' to a point, thence S 47° 13' 48" W 36.66' to a point corner to Nolan Reid Real Estate, LLC (DB 1669 Pg 1798), thence with Reid N 0° 26' 44" E 310.27' to an existing iron pipe the southwest corner of PB 79 Pg 156 & 157, thence with PB 79 Pg 156 & 157 N 22° 29' 36" E 1341.40' to an existing iron pipe the southwest corner to PIN: 6843-48-5670 a 1.445 acre tract shown in PB 79 Pg 121, thence N 22° 29' 36" E 205.16' to a point in the southern margin of the right-of-way of Thomasville Road, and the northwest corner of PB 79/121, thence along a curve to the left with a curve bearing and distance of S 56° 38' 35" E 361.10', a radius of 1,919.26' and an arc length of 361.64', to a point in the southern margin of Thomasville Road, thence along the eastern boundary of PB 79/121 S 27° 33' 30" W 167.74 feet to the and place of beginning containing 39.001 acres +/-, as shown on that certain plat of survey entitled "ALTA/NSPS Land Title Survey for Forestar (USA) Real Estate Group, Inc." prepared by Coe Forestry & Surveying, Job# 24231, dated October 2, 2024 and bearing the seal of Christian Lee Jones PLC L-5522."

PIN: 6843-47-6890

PIN: 6843-48-5670