

**2024041719 00030**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$50.00**

PRESENTED & RECORDED  
12/10/2024 08:57:35 AM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3839**  
**PG: 3848 - 3850**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

**Excise Tax:\$50.00**

**Parcel Identifier No.: 6869-33-3234.000**

Brief description for index: **Lot 9, Map of R. Don Cain, Phase Two (Revised)**

Mail deed/taxes after recording to Grantee: **8012 Cain Wood Court, Walkertown, NC 27051**

This instrument was prepared by: **Patti D. Dobbins, Attorney at Law**

THIS DEED made this 9<sup>th</sup> day of December, 2024 by and between

**GRANTOR:**

**C.D. CAIN PROPERTIES, INC.**, a North  
Carolina Business Corporation

Address: 5704 Pine Hall Road  
Walnut Cove, NC 27052

**GRANTEE:**

**VIRGINIA RUTH STYERS** (unmarried)

Property Address: 8012 Cain Wood Court  
Walkertown, NC 27051

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.

WITNESSTH, 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.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book **2798**, Page **255**, **FORSYTH** County Registry.

"This instrument prepared by: **PATTI D. DOBBINS**, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds."

submitted electronically by "Patti D Dobbins, Attorney at 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.

A map showing the above described property is recorded in Plat Book 37, Pages 22, and referenced within this instrument.

Does the above described property include the primary residence?  YES  NO

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 whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**Restrictive covenants, easements and rights of way of record, if any.**

**Ad valorem taxes for the current year.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, the day and year first above written.

C.D. CAIN PROPERTIES, INC.:

By: Charles D. Cain  
CHARLES D. CAIN

Title: President

SEAL-STAMP WENDY B. MILLER Notary Public Forsyth County, N.C.	STATE OF <u>North Carolina</u> COUNTY OF <u>Forsyth</u> I, <u>Wendy B. Miller</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>North Carolina</u> , do hereby certify that <b>CHARLES D. CAIN</b> personally came before me this day and acknowledged that he/she is President of <b>C.D. CAIN PROPERTIES, INC.,</b> and acknowledged, on behalf of <b>C.D. CAIN PROPERTIES, INC.,</b> the grantor, the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this <u>9<sup>th</sup></u> day of <u>December</u> , 2024.  My Commission Expires: <u>10/8/2024</u> <u>Wendy B. Miller</u> Notary Public
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**EXHIBIT "A"**

**LEGAL DESCRIPTION**

**BEING KNOWN AND DESIGNATED as Lot Number 9 as shown on the map of R. DON CAIN, PHASE TWO (REVISED), as recorded in Plat Book 37, Page 22 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

**PROPERTY ADDRESS: 8012 CAIN WOOD COURT, WALKERTOWN, NC 27051  
PARCEL ID #: 6869-33-3234.000**