

**2025005395 00132**

FORSYTH COUNTY NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$140.00**

PRESENTED & RECORDED  
 02/21/2025 03:57:18 PM

**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE, ASST

**BK: RE 3849**  
**PG: 2541 - 2543**

**GENERAL WARRANTY DEED**Excise Tax: \$140.00

Tax Parcel ID No. 6869-33-2856.000 Verified by \_\_\_\_\_ County  
 on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Grantee

This instrument was prepared by: **Thomas G. Jacobs, 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.**

Brief description for the Index:

THIS DEED, made this the 21 day of February, 2025, by and between

**GRANTOR:**4890 Oak Branch Lane, LLC

whose mailing address is 6418 E Canon Drive Paradise Valley, AZ 85253  
 (herein referred to collectively as **Grantor**) and

**GRANTEE:** Gifford Realty LLC

whose mailing address is 3121 Robinhood Road, Winston-Salem, NC 27106  
 (herein referred to collectively as **Grantee**) and

*[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]*

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

**See attached Exhibit A**

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3789 Page 2437, and being reflected on plat(s) recorded in Map/Plat Book 37, page/slide 22.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or x does not include the primary residence of a Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

Submitted electronically by "Law Office of Thomas G. Jacobs"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

4890 Oak Branch Lane, LLC

By

TLC Home Rentals LLC it's member

By:  (SEAL)  
Print/Type Name & Title: Shyla Cline, Manager

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_

State of Arizona  
County of Maricopa

(Official/Notarial Seal)

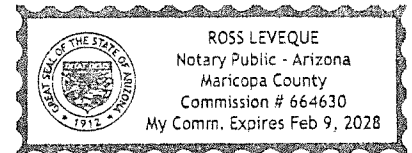
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

Shyla Cline, Manager of TLC Home Rentals LLC, Member of 4890 Oak Branch Lane LLC

\_\_\_\_\_[insert name(s) of principal(s)].

Date: 2/9/25  
Ross Leveque Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
2/9/2028



State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

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:

\_\_\_\_\_[insert name(s) of principal(s)].

Date: \_\_\_\_\_  
\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

**Exhibit A**

Being all of Lot 41, on Plat of R. Don Cain, Phase Two, as recorded in Plat Book 37, Page 22, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.