

2025010994 00032FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$395.00

PRESENTED & RECORDED

04/07/2025 10:19:23 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B MARTINEZ, DPTY

BK: RE 3856**PG: 3158 - 3161**

Prepared By: Attorney Mark E. Randolph, 1365 Westgate Center Dr., Ste. D, Winston Salem, NC 27103

Stamps: \$ 395.00**24-01-126**

NORTH CAROLINA)

)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

)

THIS DEED made this 7th day of April 2025, by and between **CMH Homes, Inc.**, a Tennessee Corporation, whose address is 5000 Clayton Road, Maryville, TN 37804, **GRANTOR**; and, **Nigeria E. Walker-Watson, unmarried**, whose mailing address is 4862 Oak Branch Ln., Walkertown, NC 27051, **GRANTEE(S)**;

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.

Property Address: 4862 Oak Branch Ln., Walkertown, NC 27051

Parcel Number: 6869-23-5820.000

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

This instrument prepared by Mark E. Randolph, 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.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

Submitted electronically by "Mark E. Randolph, Attorney At Law"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

CMH Homes, Inc.

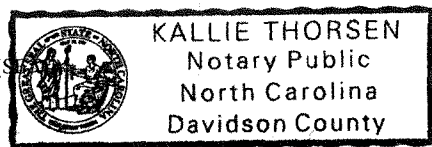
By: [Signature]
Authorized Agent

STATE OF NORTH CAROLINA)

COUNTY OF Forsyth)

I, Kallie Thorsen, a Notary Public of Davidson County and State aforesaid, certify that **Scott Hicks** personally appeared before me this day and acknowledged that he is the Authorized Agent of CMH Homes, Inc., a Tennessee Corporation, and that he, as Authorized Agent, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official stamp or seal, this 4th day of April 2025.



[Signature]
Notary Public

My commission expires: 3/30/28

Exhibit A



**CMH HOMES, INC.
WRITTEN CORPORATE CONSENT**

Be it known that Larry Carter, Assistant Secretary of CMH Homes, Inc., having been duly authorized and empowered by the Board of Directors does hereby designate that Scott Hicks, General Manager of CMH Homes, Inc. DBA Clayton Homes #067 is authorized and empowered to sign documents related to transactions of the certain real estate located at 4862 Oak Branch Ln. Walkertown, NC 27051. General Manager is not authorized to enter into any Guarantee Agreement or any other contract that would require CMH Homes Inc. to assume responsibility for any loan balances or payments owed by a consumer if they default on their home loan with their lender.

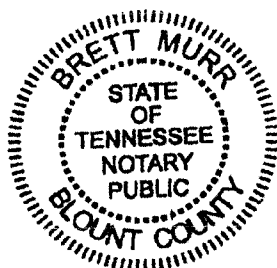
I hereby certify that I am the duly qualified Assistant Secretary of the aforesaid Corporation and that I am authorized to make the aforementioned designation.

Dated this 3rd day of March 2025.

STATE OF TENNESSEE
COUNTY OF BLOUNT

The 3rd day of March 2025 personally came before me, Brett Murr a Notary Public for the said County and Larry Carter who, being by me duly sworn, says that he is Assistant Secretary of CMH Homes, Inc., a corporation, and that said writing was signed and sealed by him on behalf of said corporation by its authority duly given.

Witness my hand and official seal, this the 3rd day of March 2025.




Notary Public

My commission expires: 5/2/26

4847164

EXHIBIT B

BEING all of New Lot 30, containing .286 (27,081 square feet) acres, as shown on that plat entitled "R. Don Cain Phase Two (Revised)" as recorded in Plat Book 37, Page 22, in the Office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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