

2024000390 00139FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$680.00PRESENTED & RECORDED
01/04/2024 04:13:05 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA BOOE, DPTY

BK: RE 3788

PG: 579 - 580

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$680.00

Parcel Identifier No. 6910-55-0025.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 1081 Spruce Garden Dr, Rural Hall, NC 27045

This instrument was prepared by Heather J. Kiger, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description: Lot 108, Pine Ridge, Phase 1, PB 50, PG 176, Rev PB 51, PG 64, Forsyth County, NC

THIS DEED made this 28 day of December, 2023, by and between

GRANTOR	GRANTEE
<p data-bbox="240 1094 764 1157">WEST HOMES OF NC, LLC, a Virginia Limited Liability Company</p> <p data-bbox="347 1188 651 1220">MAILING ADDRESS:</p> <p data-bbox="256 1251 743 1314"><u>4905 DICKENS ROAD, SUITE 201 RICHMOND, VA 23230</u></p> <p data-bbox="212 1346 792 1398">PROPERTY ADDRESS IS ___ IS NOT <u>X</u> GRANTOR'S PRIMARY RESIDENCE</p>	<p data-bbox="894 1094 1365 1157">SHANNON GAINEY, LEGALLY SEPARATED FREE TRADER</p> <p data-bbox="967 1188 1292 1220">PROPERTY ADDRESS:</p> <p data-bbox="902 1251 1360 1314"><u>1081 SPRUCE GARDEN DRIVE RURAL HALL, NC 27045</u></p>

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:**BEING KNOWN AND DESIGNATED** as Lot 108 as shown on the plat of **PINE RIDGE, PHASE 1, REVISED**, as recorded in Plat Book 51 at Page 64 (revision of prior plat recorded in Plat Book 50, at Page 176), Forsyth County Registry reference to which is hereby made for a more particular description.Submitted electronically by "Heather Kiger 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.

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, other than the following exceptions: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2024 and subsequent years.

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

WEST HOMES OF NC, LLC

[Signature] (SEAL)
BY: V. EARL DICKINSON III
ITS: MANAGER

State of VA
County of Henrico

I, Rachelle Danielle Goode, the undersigned Notary Public of County and State aforesaid, certify that V. EARL DICKINSON III who is known to me and being by me duly sworn says that he is MANAGER of WEST HOMES OF NC LLC, a Virginia Limited Liability Company and that the foregoing instrument was voluntarily and duly executed by him for and on behalf of said Limited Liability Company . WITNESS my hand and official stamp or seal, this 28 day of December, 2023.

My commission expires: 12-31-2024

[Signature]
Notary Public

