

2024006368 00065FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$146.00PRESENTED & RECORDED
03/01/2024 11:20:54 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3795
PG: 1029 - 1030**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$146.00

Parcel Identifier No. 6896-27-4391.000

Mail/Box to: Grantee: PO Box 16168, High Point, NC 27261

This instrument was prepared by: Moss Woods PLLC (Jason Moss)

Brief description for the Index: _____

THIS DEED made this 28 day of February, 2024, by and between**GRANTOR**

CLSH Partners, LLC

PO Box 16168
High Point, NC 27261**GRANTEE**Royal Homes of North Carolina,
LLC1657 Lazy Fox Lane
Kernersville, NC 27284

Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the City of Kernersville, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 35 of Stonehaven, as shown on the plat recorded in Plat Book 77, Page 43, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3575 page 3598.

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

A map showing the above described property is recorded in Plat Book 77 page 43.Submitted electronically by "Moss Woods 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:

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

CLSH Partners, LLC
(Entity Name)

By: [Signature]
Print/Type Name & Title: Barry Siegel, Manager

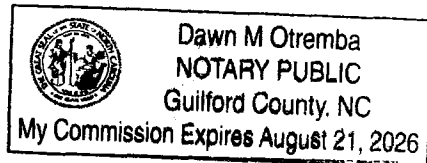
State of North Carolina

County of Guilford

I, Dawn M. Otremba, a Notary Public of the above state and county, certify that Barry Siegel in his/her capacity as duly authorized Manager of CLSH Partners, LLC personally appeared before me this day and at the same time and place all of the following occurred: (a) the aforesaid individual appeared in person before me; (b) the aforesaid individual was personally known to me, or identified by my through satisfactory evidence; and (c) the aforesaid individual either indicated and acknowledged to me that the signature on the above document was his/hers or signed the above document while in my physical presence, and while being personally observed by me doing so.

Date: 2/29/2024

[Signature]
Notary Public



My Commission Expires: 8/21/2026