

**2021042405 00055**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$32.00**

PRESENTED &amp; RECORDED

08/06/2021 10:53:56 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

**BK: RE 3631****PG: 1302 - 1304****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax:** \$32.00**Tax Parcel Identification Number:** 6869-05-5362.000**This instrument was prepared by:** Julian P. Robb, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.**Return to:** Craige Jenkins Liipfert & Walker LLP, 110 Oakwood Dr., Suite 300, Winston-Salem, NC 27103**Mail Tax Bill to:** 124 Willmor Drive, Winston-Salem, NC 27127**Property Address:** 6088 Cain Forest Drive, Walkertown, NC 27051

Brief description for the Index: Lot No. 139, Map of R. Don Cain

THIS DEED made this 6<sup>th</sup> day of August, 2021 by and between

<b>GRANTOR</b>	<b>GRANTEE</b>
N&N PROPERTIES OF THE TRIAD, INC., a North Carolina Corporation	COREY LATRELL MCCLARY
P.O. Box 103 Bethania, NC 27010	124 Willmor Drive Winston-Salem, NC 27127

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 County of **FORSYTH**, State of North Carolina and more particularly described as follows:**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated herein by reference.**

For back title reference, see the deed recorded in Book 2797, Page 480, Forsyth County Registry.

Submitted electronically by "Craige Jenkins Liipfert & Walker LLP"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**THIS IS NOT THE GRANTOR'S PRIMARY RESIDENCE**

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 valid and enforceable easements and restrictions of record, if any; and 2021 property taxes.

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

N&N PROPERTIES OF THE TRIAD, INC., a North Carolina Corporation

By: Norman C. Noah, Jr. (SEAL)  
Norman C. Noah, Jr., President

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Julian P. Robb, a Notary Public of the County of Forsyth and State of North Carolina, certify that Norman C. Noah, Jr., either being personally known to me or proven by satisfactory evidence (said evidence being his driver license), who is the President of N&N Properties of the Triad, Inc., a North Carolina Corporation, personally appeared before me this day and acknowledged that he is President of N&N Properties of the Triad, Inc., a North Carolina Corporation and that as President, being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes stated therein.

WITNESS my hand and notarial seal, this 6<sup>th</sup> day of August, 2021.

Notary Public Julian P. Robb  
Name: Julian P. Robb  
My Commission Expires: 07/21/2025

JULIAN P. ROBB  
Notary Public-North Carolina  
Forsyth County  
My Commission Expires 7-21-2025

EXHIBIT "A"  
PROPERTY DESCRIPTION

Being known and designated as Lot No. 139, as shown on the Map of R. Don Cain, Phase Five, Sheet Two, as recorded in Plat Book 36, page 65, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.