

**2012005093 00203**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$328.00

PRESENTED & RECORDED:

02-03-2012 04:13:17 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S. GRIFFITH

ASST

BK: RE 3042**PG: 3816-3817****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$328.00

Parcel Identifier Number: 4401F 024 Tax ID or Block & Lot: 5883-87-7541.00Mail/Box to: Grantee at 6070 Claudia Lane, Apt 2, Winston Salem, North Carolina 27103 -BOX 122This instrument was prepared by: Tolin & Elam, PLLC, 301 N. Main St., Ste. 802, Winston Salem, NC 27101Brief description for the Index: Lot 24, Block , Section 1, Phase , Map of Village CLub

THIS DEED made this February 3, 2012 by and between

GRANTOR

Matthew B. Hiller
 and spouse,
 Wendy L. Hiller

Grantor Address:

160 Montauk Court
 Clemmons, NC 27012

GRANTEE

Timothy William Kemp
 and spouse,
 Melody Lynn Kemp

Buyer Address:

6070 Claudia Lane, Apt 2
 Winston Salem, North Carolina 27103

Property Address:

315 Craver Pointe Drive
 Clemmons, North Carolina 27012

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 or near the City of Clemmons, Clemmons Township Forsyth County, North Carolina and more particularly described as follows:

County Tax ID: 5883-87-7541.00 / 4401F 024

BEING ALL OF LOT NO, 24 AS SHOWN ON A RECORDED PLAT ENTITLED "VILLAGE CLUB, SECTION 1", AS DEVELOPED BY THE NEW FORTIS CORPORATION, SAID MAP PREPARED BY BORUM, WADE AND ASSOCIATES, PA., OCTOBER 19, 1994, SAID PLAT BEING RECORDED IN PLAT BOOK 37, PAGE 147, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2555, Page 3221.

A map showing the above described property is recorded in Plat Book 37, Page 147.

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:

Restrictive covenants recorded in Book 1840, Page 3650, and Book 1868, Page 1684, and Book 1986, Page 395, Forsyth County Registry.

Easements and Restrictions of record.

2012 ad valorem taxes.

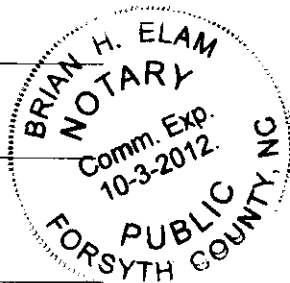
 THIS PROPERTY ☒ DOES ☐ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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.

(Corporate Name)

By: _____

ATTEST:



Matthew B. Hiller (SEAL)

Wendy L. Hiller (SEAL)

(SEAL)

Secretary (Corporate Seal)

(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Matthew B. Hiller and spouse, Wendy L. Hiller personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 3 day of February, 2012.

My Commission Expires: 10/3/2012

Brian H. Elam
Brian H. Elam, Notary Public

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that _____, attorney in fact for _____, personally appeared before me this date, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of _____, and that his authority to execute and acknowledge said instrument is contained in and instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Person County, North Carolina on the ____ day of _____, and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said _____ acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said _____. Witness my hand and notarial seal, this ____ day of _____.

My Commission Expires: _____

Notary Public