



2012041780 00164

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$358.00

PRESENTED & RECORDED:

09-21-2012 01:42:46 PM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 DPTY

BK: RE 3081**PG: 1827-1828**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$358.00

Parcel Identifier No. 5883-87-7541.00

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

By: _____

Mail/Box to: Holton Box 66 _____

This instrument was prepared by: Lynne R. Holton, Esq. _____

Brief description for the Index: Lot 24, Village Club, Section 1 _____

THIS DEED made this 21st day of September, 2012, by and between

GRANTOR

Timothy William Kemp and wife,
 Melody Lynn Kemp

GRANTEE

Philip D. Spencer and wife,
 Shannon M. Spencer (fka Shannon M. Kucirka)

Property Address: 315 Craver Pointe Drive
 Clemmons, NC 27012

Enter in appropriate block for each party: name, 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 _____, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

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, P.A., 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.

This property is the primary residence of the Grantors.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3042, page 3816.

A map showing the above described property is recorded in Plat Book __, page __.

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:

Easements, rights-of-way and restrictions of record, if any, and 2012 property taxes which shall be prorated through the closing date.

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

(Entity Name)

Timothy William Kemp (SEAL)
Timothy William Kemp

By: _____
Title: President _____

Melody Lynn Kemp (SEAL)
Melody Lynn Kemp

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

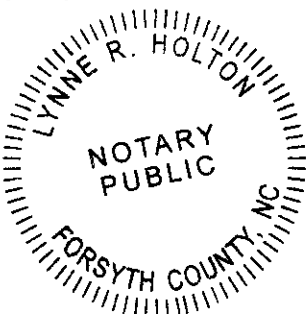
(SEAL)

State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

Timothy William Kemp and Melody Lynn Kemp

Date: 9-21-2012



Lynne R. Holton
Notary Public

Lynne R. Holton
Print Name

My commission expires: 2/5/2017