



2013019769 00209

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$192.00

PRESENTED & RECORDED:
05-01-2013 03:54:13 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3120
PG: 3023-3024

Mail deed and tax bills to Grantee: **8705 Shady Hill Court, Colfax, NC 27235**

Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$192.00

ENVELOPE

Brief description: **Unit 105, Building 1, Stonegate Office Condominium**

GENERAL WARRANTY DEED

THIS DEED made this 30th of April, 2013, by and between:

<p>GRANTOR:</p> <p>SCMS, LLC a North Carolina limited liability company</p> <p>Grantor address: 109 Finborough Court Kernersville, NC 27284</p>	<p>GRANTEE:</p> <p>ROBERT D. COOPER and wife, BELINDA M. COOPER</p> <p>Grantee address: 8705 Shady Hill Court Colfax, NC 27235</p>
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The property conveyed does not include the primary residence of the Grantor.

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 **Unit 105 in Building 1 of Stonegate Office Condominium**, a map and plat of which is recorded in **Condominium Plat Book 3, Page 36**, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with and subject to all conditions, rights and easements and the undivided interest in the common area set forth in the Declaration of Condominium for Stonegate Office Condominium recorded in Book 1494, Page 1391; Book 1500, Page 1311 and Book 1523, Page 1598, Forsyth County Registry, including any and all amendments to said Declaration of Condominium.

This is the same property as described in Book 2850, Page 84, Forsyth County Registry and is designated as Tax PIN 6886-81-6575.00 (Block 5401A, Lot 105) on the Forsyth County tax maps.

Property Address: **935 East Mountain Street, Unit E, Kernersville, NC 27284**

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 following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

SCMS, LLC

James E. Stockton
James E. Stockton, Manager

(Seal)

North Carolina, Forsyth County

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:

James E. Stockton

April 30, 2013

Place notary seal below this line:

Kimberly W. Hernandez
Notary Public - Kimberly W. Hernandez

KIMBERLY W. HERNANDEZ
Notary Public - North Carolina
Forsyth County

My Commission Expires: July 25, 2015