



2013026511 00161
 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
 \$2390.00

PRESENTED & RECORDED:
 06-10-2013 01:43:28 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: PATSY RUTH DAVIS
 DPTY

BK: RE 3128
 PG: 348-350

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 2390.00

Parcel Identifier No.: (Tax Block 6371, Tax Lot 173)

Richardson Box 117

Return after recording to: Grantees @ 245 Fox Lake Court, Winston-Salem, NC 27106

Mail tax bills to Grantee: 245 Fox Lake Court Winston-Salem, NC 27106

This instrument was prepared by: Robert W. Porter, Attorney

Brief description for the Index: 245 Fox Lake Court Winston-Salem, NC 27106

THIS DEED made this 10th day of JUNE, 2013, by and between,

<p>GRANTOR Jennifer L. McKie and husband, David A. McKie Mailing Address: <i>121 Warwick Green Rd. Winston-Salem, NC 27104</i></p>	<p>GRANTEE Kevin P. Hart and wife, Christina L. Hart Mailing Address: 245 Fox Lake Court Winston-Salem, NC 27106</p>
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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 Winston-Salem, Township, Forsyth County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 245 Fox Lake Court Winston-Salem, NC 27106

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2409, Page 1670, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 41, Page 138, Forsyth County Registry.

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 all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

Jennifer L. McKie (SEAL)
Jennifer L. McKie

David A. McKie (SEAL)
David A. McKie



State of NC, 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 herein and in the capacity indicated: Jennifer L. McKie and husband, David A. McKie

Date: 6/10/13

John A. Richardson
Notary Public

My Commission Expires: 12/12/2015

John A. Richardson, III
printed or typed name of notary public

State of _____, County of _____

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 herein and in the capacity indicated:

Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of notary public

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot No. 173, as shown on a plat entitled GREENBRIER FARM. PHASE 111, SECTION 2, as recorded in Plat Book 41, Page 138, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.