

2014012022 00003

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$256.00

PRESENTED & RECORDED
 04/09/2014 08:45:56 AM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3173**PG: 1791 - 1792**

Mail deed and tax bills to Grantee: **c/o Windsor Investments, Post Office Box 9147, Greensboro, NC 27429**

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

Excise Tax: **\$256.00 (7-A: \$64.00; 7-B: \$64.00; 7-C: \$64.00; 7-D: \$64.00)**

Brief description: Lots 7-A, 7-B, 7-C and 7-D, Hillcrest Towne Center, Section 6, Phase 1 (Building 7)

GENERAL WARRANTY DEED

THIS DEED made this 8th day of April, 2014, by and between:

GRANTOR:

VENN HILLCREST, LLC,
a North Carolina limited liability company

Grantor address:
 243 South Marshall Street
 Winston-Salem, NC 27101

GRANTEE:

HILLCREST PARTNERS, LLC,
a North Carolina limited liability company

Grantee address:
 c/o Windsor Investments
 Post Office Box 9147
 Greensboro, NC 27409

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 Lots 7-A, 7-B, 7-C and 7-D, Hillcrest Towne Center, Section 6, Phase 1 (Buildings 6 and 7) a map and plat of which is recorded in **Plat Book 61, Page 179** in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.

This is part of the property as described in Book 2973, Page 1575, Forsyth County Registry and is designated as on the Forsyth County tax maps as follows:

Lot	PIN	Lot	Block	Address
7-A	6804-61-8417.00	007A	6618	2422 Cross Vine Lane
7-B	6804-61-7483.00	007B	6618	2430 Cross Vine Lane
7-C	6804-61-7417.00	007C	6618	2434 Cross Vine Lane
7-D	6804-61-7552.00	007D	6618	2426 Cross Vine Lane

Submitted electronically by "Thomas and Bennett"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

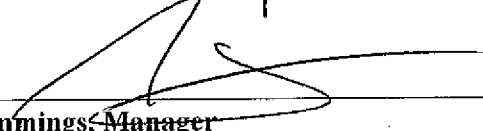
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Venn Hillcrest, LLC, a North Carolina limited liability company



Shawn C. Cummings, 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:

Shawn C. Cummings

April 8, 2014

Place notary seal below this line:



Notary Public – Sonya R. Turner-Sledge

My Commission Expires: May 29, 2017

