

2014032818 00100

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 09/09/2014 02:11:25 PM
 C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: GAIL K PARHAM
 DPTY

BK: RE 3195**PG: 4305 - 4306**

Excise Tax: NTC

Tax Info: PIN 6807-95-0779.00 / Tax Block 6295, Lot 011

Mail deed & tax bills to: Grantee(s) @ 789 Sterling Brooke Court, Winston-Salem, NC 27103

This instrument was prepared by: A. Gregory Schell, Attorney [Without title examination by draftsman.]

Brief Description for the index

Lot 11 of Greenbrier Farm

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 9 day of September, 2014 by and between

GRANTOR	GRANTEE
MICHAEL DEVINE and wife, LINDA DEVINE	FLIP SIDE INVESTMENTS, LLC
Grantor Address: 789 Sterling Brooke Court Winston-Salem, NC 27103	Grantee Address: 789 Sterling Brooke Court Winston-Salem, NC 27103

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 Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 11 as shown on the map of GREENBRIER FARM, as recorded in Plat Book 38, Pages 137 & 138 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

submitted electronically by "Schell Law Office, PA"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book -, Page -. A map showing the above described property is recorded in Plat Book 38, Pages 137 & 138.

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: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2014 AD VALOREM TAXES.

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.

The property being conveyed does NOT include the primary residence of Grantors. (Per NCGS §105-317.2)

[Signature] (SEAL) [Signature] (SEAL)
MICHAEL DEVINE LINDA DEVINE

SEAL-STAMP	STATE OF NORTH CAROLINA, COUNTY OF FORSYTH I, <u>Brian Pomante</u> , a Notary Public for <u>Guilford</u> County and the aforesaid State, do hereby certify that MICHAEL DEVINE and LINDA DEVINE, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes stated therein. Witness my hand and official stamp or seal, this the <u>9</u> day of September, 2014. <u>[Signature]</u> Notary Public Name: <u>Brian Pomante</u> My commission expires: <u>7-23-2016</u>
Brian Pomante NOTARY PUBLIC Guilford County, NC My Commission Expires July 23, 2016	