



2015013045 00127

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT X
\$1120.00

PRESENTED & RECORDED:
04-17-2015 12:51:56 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S L POINDEXTER
DPTY

BK: RE 3226
PG: 269-270

Excise Tax: **\$1120.00**

Box 76

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

Mail deed & tax bills to: Grantee(s) @ 2772 Country Club Blvd., Rocky River, OH 44116

This instrument was prepared by: **A. Gregory Schell, Attorney at Law [Without title exam by draftsman.]**

Brief Description for the index

Lot 11 of Greenbrier Farm

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made the 6 day of April, 2015 by and between

GRANTOR	GRANTEE
<p>FLIP SIDE INVESTMENTS, LLC A North Carolina Limited Liability Company</p>	<p>ANNE E. LAWRENCE and RHETT N. HADLEY</p>
<p>Grantor Address: 789 Sterling Brooke Court Winston-Salem, NC 27103</p>	<p>Grantee Address: <u>2772 Country Club Blvd.</u> <u>Rocky River, OH 44116</u></p>

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.

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. 2015 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 Grantor. (Per NCGS §105-317.2)

FLIP SIDE INVESTMENTS, LLC

By: *Eric M. Devine* member manager (SEAL)
ERIC M. DEVINE, Member Manager

SEAL-STAMP

TERESA B. DAWKINS
Notary Public, North Carolina
Guilford County
My Commission Expires
December 10, 2017

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, Teresa B. Dawkins, a Notary Public of Guilford County and State, certify that ERIC M. DEVINE, either being personally known to me or proven by satisfactory evidence, who is a Member Manager of FLIP SIDE INVESTMENTS, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged that he is a Member Manager of FLIP SIDE INVESTMENTS, LLC and that as a Member Manager being duly authorized to do so, voluntarily executed the foregoing instrument on behalf of said company for the purposes and in the capacity stated therein. Witness my hand and official stamp or seal, this the 6 day of April, 2015.

Teresa B. Dawkins
Notary Public Name: Teresa B. Dawkins
My commission expires: 12-10-2017