



**2015016002 00174**

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$236.00**

PRESENTED & RECORDED:  
05-06-2015 04:35:30 PM

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

**BK: RE 3229**

**PG: 2357-2358**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 236.<sup>00</sup>

Parcel Identifier No.: 6804-70-5506.00 (Block 6586, Lot 007)  
Return after recording to: Kangur & Porter, LLP (Box 76)  
Mail tax bills to Grantee: 326 Summergate Dr., Winston-Salem, NC 27103  
This instrument was prepared by: T. Thomas Kangur, Jr.  
Brief description for the Index: Unit 7, Hillcrest Towne Center, Section Three, Phase One

THIS DEED made this 30th day of April, 2015, by and between,

GRANTOR	GRANTEE
<p><b>SANG JIN LEE and wife, JIN SAN CHOI</b> Mailing Address: 2170 Rossmore Rd., Clemmons, NC 27012</p>	<p><b>GAIL F. KIMBROUGH, unmarried</b> Mailing Address: 326 Summergate Dr., Winston-Salem, NC 27103</p>

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:

**Being known and designated** as Unit No. 7, as shown on the "As-Built" Plat for HILLCREST TOWNE CENTER, SECTION THREE, PHASE ONE, MAP 1, as recorded in Plat Book 49, Page 147, Forsyth County Registry, reference to which is hereby made for a more particular description.

This conveyance is made subject to the Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center as recorded in Book 2580, Phase 1308-1344 and the Declaration of Covenants, Conditions and Restrictions recorded in Book 2645, Page 1057-1115, Forsyth County Registry, and all other easements, agreements, assignments, covenants, dedications, and rights of way of record, and ad valorem taxes for the current year and each subsequent year.

Property Address: 326 Summergate Dr., Winston-Salem, NC 27103

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

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2715, Page 3553, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 49, Page 197.

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.

*Sang Jin Lee* (SEAL)  
Sang Jin Lee

*Jin San Choi* (SEAL)  
Jin San Choi

State of North Carolina, 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: Sang Jin Lee and wife, Jin San Choi.

Date: 5-1-15



*Patricia F. Kirkman*  
Notary Public

My Commission Expires: 4.29.19

Patricia F. Kirkman  
printed or typed name of notary public