

**2015030800 00053**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$360.00**  
 PRESENTED & RECORDED  
 08/14/2015 10:54:41 AM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: S. GRIFFITH  
 DPTY  
**BK: RE 3245**  
**PG: 2742 - 2744**

Mail deed and tax bills to Grantee: **2430 Cross Vine Lane, Winston-Salem, NC 27103**

Prepared by: N. Alan Bennett (Thomas and Bennett)  
 116 S. Cherry Street, Suite C, Kernersville, NC 27284  
 (No title search or closing requested or performed by Drafting Attorney)

Excise Tax: \$360.00 Burge #7

Brief description: **Lot 7-B, Building 7, Hillcrest Towne Center, Section 6, Phase 1**

GENERAL WARRANTY DEED

THIS DEED made this 13 day of August, 2015, by and between:

<p><b>GRANTOR:</b></p> <p><b>HILLCREST PARTNERS, LLC,</b>  <b>a North Carolina limited liability company</b></p> <p>Grantor address:  c/o Windsor Investments  Post Office Box 9147  Greensboro, NC 27429</p>	<p><b>GRANTEE:</b></p> <p><b>KAREN BOWERS</b>  <b>and husband,</b>  <b>RODNEY BOWERS</b></p> <p>Grantee address:  2430 Cross Vine Lane  Winston-Salem, NC 27103</p>
<p>The property conveyed does not include the primary residence of the Grantor.</p>	

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:

See attached **Exhibit A** which is incorporated herein by reference.

Property Address: **2430 Cross Vine Lane, Winston-Salem, NC 27103**

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.

**Hillcrest Partners, LLC, a North Carolina limited liability company**

By Kimberly Brady (Seal)  
~~Andrew Dreyfus, Manager, or Shawn C. Cummings, Manager or Thomas C. Hall, Company Agent,~~  
~~or Kimberly Key Brady, Company Agent or William Sims, Company Agent or Lisa Brewer,~~  
~~Company Agent or L. Thomas Wood, III, Company Agent~~  
(Strike through the names that do not apply)

(See the authorization contained in the Consent of Members and Managers of Hillcrest Partners, LLC recorded in Book 3103, Page 210; Book 3213, Page 4232 and Book 3223, Page 3041, Forsyth County Registry.)

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: (Notary to strike through the names that do not apply)

~~Andrew Dreyfus, Manager, or Shawn C. Cummings, Manager or Thomas C. Hall, Company Agent,~~  
~~or Kimberly Key Brady, Company Agent or William Sims, Company Agent or Lisa Brewer,~~  
~~Company Agent or L. Thomas Wood, III, Company Agent of Hillcrest Partners, LLC, a North~~  
~~Carolina limited liability company~~

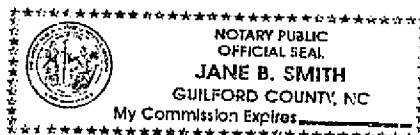
August 13, 2015

Place notary seal below this line:

Jane B Smith  
Notary Public

Print/Type Name: JANE B SMITH

My Commission Expires: Dec 23, 2018



**EXHIBIT A**

**Karen Bowers and husband, Rodney Bowers**  
**Lot 7-B, Hillcrest Towne Center, Section 6, Phase 1 (Building 7)**  
**2430 Cross Vine Lane**

**Property Description:**

BEING KNOWN AND DESIGNATED as **Lot 7-B of 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 3173, Page 1791, Forsyth County Registry and is designated as Tax PIN 6804-61-7483.00 (Block 6618, Lot 007B) on the Forsyth County tax maps.

By acceptance of this Deed, the Grantee herein acknowledges the Grantee's understanding that by virtue of the provisions of the recorded Declaration of Covenants, Conditions and Restrictions referred to below (the "Declaration") the Grantee shall be obligated to become and remain a member of the Homeowners Association (the "Association") established pursuant to the Declaration, to pay such dues and assessments as may be imposed from time to time by the Association pursuant to the terms of the Declaration, and to comply with the other terms and provisions of the Declaration and of the Bylaws of the Association.

Master Declaration of Covenants, Conditions and Restrictions for Hillcrest Towne Center recorded in Book 2580, Page 1308 and as amended in Book 2736, Page 3106 (First Amendment) and Book 2755, Page 1857 (Second Amendment), Forsyth County Registry and Declaration of Covenants, Conditions and Restrictions for Greens Quarter Townhomes recorded in Book 2746, Page 893 and amended in Book 2827, Page 4147 (First Amendment); Book 3006, Page 815 (Second Amendment) and Book 3173, Page 1788 (Third Amendment), Forsyth County Registry as amended; other restrictions, rights of way and easements of record, mineral rights, if any, and ad valorem taxes for the current year.