

**2015036090 00114**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXTX  
**\$152.00**  
 PRESENTED & RECORDED  
 09/21/2015 11:48:34 AM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST  
**BK: RE 3251**  
**PG: 1287 - 1288**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$ 152.00

Parcel Identifier No. Part of 6876-93-8618.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: \_\_\_\_\_ GRANTEE

This instrument was prepared by: \_\_\_\_\_ JONATHAN S. RAYMER, ROSSABI BLACK SLAUGHTER, P.A.

Brief description for the Index: \_\_\_\_\_ 0.477 ACRES, McCONNELL II, PHASE 4B, 4C, 4D; PB. 63, PG. 195

THIS DEED made this 11<sup>TH</sup> day of SEPTEMBER, 2015, by and between

GRANTOR	GRANTEE
<p><b>OAKHURST OF KERNERSVILLE, LLC</b>                      a North Carolina limited liability company</p> <p><i>Mailing Address:</i>                      110-B Shields Park Drive                      Kernersville, NC 27284</p>	<p><b>TRADITION HOMES, LLC</b>                      a North Carolina limited liability company</p> <p><i>Mailing Address:</i>                      200-J Pomona Drive                      Greensboro, NC 27407</p> <p><i>Property Address(es):</i>                      (unknown) Tilley's Grove Drive                      Kernersville, NC 27284</p>

*Enter in appropriate block for each Grantor and Grantee: name, mailing 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 the City of KERNERSVILLE, FORSYTH County, North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Phase 4B, consisting of 0.477 acres as shown on the plat entitled "Final Plat of Tradition Homes, LLC, McConnell II - Phases 4B, 4C, 4D" a map and plat of which is recorded in Plat Book 63, Page 195 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.**

The property hereinabove described was acquired by Grantor in instrument recorded in **Book 2082, Page 688.**

Submitted electronically by "Rossabi Black Slaughter, PA"  
 in compliance with North Carolina statutes governing recordable documents  
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property herein conveyed \_\_\_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in **Plat Book 63**, at **Page 195**.

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:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY 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.

**OAKHURST OF KERNERSVILLE, LLC**  
a North Carolina limited liability company

By: *Leslie R. Mitchell* (SEAL)  
Leslie R. Mitchell, Manager

State of NORTH CAROLINA  
County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Leslie R. Mitchell, Manager of Oakhurst of Kernersville, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 14th day of September, 2015.

My Commission Expires: 08/23/2017  
(Affix Seal)

*Bonita Brehm*  
Notary Public  
Bonita Brehm  
Notary's Printed or Typed Name

