



2015047346 00093  
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED  
12-15-2015 12:08:26 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: LORI HOLLOWAY  
DPTY

BK: RE 3263  
PG: 2500-2502

BK: R 7764  
PG: 1039 - 1041  
RECORDED:  
12/01/2015  
02:22:40 PM  
BY: MARY MORGAN  
DEPUTY-HP

2015064203  
GUILFORD COUNTY, NC  
JEFF L. THIGPEN  
REGISTER OF DEEDS

NC FEE \$26.00  
STATE OF NC  
REAL ESTATE  
EXTX \$301.00

**SPECIAL WARRANTY DEED**

Excise Tax: \$ 301.00  
Tax Parcel ID No. 6876-94-5084.00 Verified by \_\_\_\_\_ County \_\_\_\_\_  
on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_ By: \_\_\_\_\_

Mail/Box to: Alice Lavonne Austin 112 Tilley's Grove Dr., Kernersville, NC 27284

This instrument was prepared by: Thomas G. Jacobs, Attorney Box #71

Brief description for the Index: \_\_\_\_\_

THIS DEED, made this the 24 day of November, 2015, by and between  
GRANTOR: TRADITION HOMES, LLC, a North Carolina limited liability company  
whose mailing address is 200 J. Pomona Dr., Greensboro, NC 27407 and  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as Grantor) and

GRANTEE: Alice Lavonne Austin  
whose mailing address is 112 Tilley's Grove Drive, Kernersville, NC 27284 and  
whose mailing address is \_\_\_\_\_  
(herein referred to collectively as Grantee) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

**WITNESSETH:**

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See Attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 3240, Page 932, and being reflected on plat(s) recorded in Map/Plat Book 63, page/slide 185.

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

Revised December 17, 2000  
Submitted electronically by "Law Office of Thomas G. Jacobs"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Guilford County Register of Deeds.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor has done nothing to impair the title as received by Grantor and that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor.

This conveyance is made subject to the following Exceptions and Reservations:

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Thomas Evander Smith, Jr. (Entity Name) TRADITION HOMES, LLC (SEAL)  
Print/Type Name & Title: Thomas Evander Smith, Jr., Print/Type Name: \_\_\_\_\_  
Member/Manager

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

By: \_\_\_\_\_ (SEAL)  
Print/Type Name & Title: \_\_\_\_\_ Print/Type Name: \_\_\_\_\_

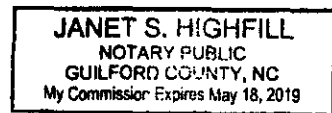
State of N.C.  
County of Guilford

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:  
Thomas Evander Smith, Jr., Member/Manager of Tradition Homes, LLC

Date: 11-24-15

Janet S. Highfill  
Janet S. Highfill Notary Public  
Notary's Printed or Typed Name



My Commission Expires:  
May 18, 2019

State of \_\_\_\_\_  
County of \_\_\_\_\_

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

\_\_\_\_\_ [insert name(s) of principal(s)].

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

My Commission Expires:  
\_\_\_\_\_

Exhibit A

BEING KNOWN AND DESIGNATED as Lot 61, as shown on the Final Plat of McCONNELL II, Building 11 and common area, as recorded in Plat Book 63, Page 185 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.