

2016006879 00121

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$295.00

PRESENTED & RECORDED

02/26/2016 01:21:06 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3273

PG: 2117 - 2118

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$295.00

Parcel Identification Number: 6876-93-5846.00

This instrument was prepared by: Philip E. Searcy

Return to: Grantees @ 111 Tilley's Grove Drive, Kernersville, NC 27284

Brief description for the Index: Lot 51, Final Plat of McConnell II – Bldg. 10, Re-division of Phase 4B, Plat Book 64, Page 89

Property Address: 111 Tilley's Grove Drive, Kernersville, NC 27284

THIS DEED made this 12th day of February, 2016 by and between

GRANTOR

**TRADITION HOMES, LLC,
a North Carolina Limited Liability Company
200-J Pomona Drive
Greensboro, NC 27407**

GRANTEE

**DAVID N. KANE and wife,
BARBARA M. KANE
115 Tilley's Grove Drive
Kernersville, NC 27284**

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 County of Forsyth State of North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 51, Final Plat of McConnell II – Bldg. 10, Re-division of Phase 4B, Plat Book 64, Page 89, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and current year ad valorem taxes prorated to the date of closing.

The above land was conveyed to Grantor in Deed Book 3240 at Page 932.

The above-described property does include the primary residence of the Grantor.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has se his hand and seal the day and year first above written.

TRADITION HOMES, LLC

(Entity Name)

By: *Thomas E. Smith, Jr.*
Thomas E. Smith, Jr., Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF Guilford

I, *Janet S. Highfill*, a Notary Public of *Guilford* County, North Carolina, certify that **Thomas E. Smith, Jr., Member/Manager of Tradition Homes, LLC, a North Carolina Limited Liability Company** personally appeared before me this day and acknowledged that he signed the foregoing document.

Witness my hand and notarial seal this the *12th* day of February, 2016.

Janet S. Highfill
Notary Public
Janet S. Highfill

My commission expires: *May 18, 2019*

JANET S. HIGHFILL
NOTARY PUBLIC
GUILFORD COUNTY, NC
My Commission Expires May 18, 2019