


2016033913 00115

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$324.00

PRESENTED & RECORDED:

08-26-2016 12:37:41 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDSBY: TIMOTHY R WILLIAMS
ASST**BK: RE 3304****PG: 2820-2821**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ **324**

Block _____, Lot _____

PIN 6940-89-1152 portion

Grantor Address: 531 Doub Road
Lewisville, NC 27023Grantee's Address: 504 Nantucket Drive
Cary, NC 27513

This instrument was prepared by: R. Brandt Deal (Box 9)

Brief Description for the Index: Lots 1, 2, 4, 5, 6, & 7 Baux Mountain, LLC PB 64, Pg 164

This Deed made this 11th day of August, 2016, by and between

GRANTOR: Baux Mountain, LLC a North Carolina limited liability company**GRANTEE: Remy Coeytaux**

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 Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lots 1, 2, 4, 5, 6, and 7 as shown on the map entitled BAUX MOUNTAIN, LLC as shown in Plat Book 64, Page 164 office of the Register of Deeds Forsyth County, North Carolina, reference to which is made for a more particular description.

All or a portion of the property herein conveyed does not 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, the Grantor are 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:

Easements and restrictions of record, if any and 2016 ad valorem taxes.

IN WITNESS WHEREOF, the undersigned Limited Liability Company Grantor has caused this instrument to be signed in its company name by its duly authorized member/manager and has adopted as its seal the word "SEAL" appearing at or beside its name and the signature the day and year first above written.

Baux Mountain, LLC

By: J. C. Hall (Seal)
member/manager

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R Brandt Deal, A Notary Public of Forsyth County, State of North Carolina, certify that T Gordon Handy, Jr personally appeared before me this day and acknowledged that he/she is member/manager of **Baux Mountain, LLC** a North Carolina limited liability company, and further acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official stamp or seal, this 11 day of August, 2016.

R Brandt Deal
Notary Public

(Notary Seal)

My Commission Expires: _____

