

2016040778 00023

FORSYTH CO. NC FEE \$26.00
 NO TAXABLE CONSIDERATION
 PRESENTED & RECORDED
 10/13/2016 09:11:58 AM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3312**PG: 2930 - 2932**

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ *0.00*

Parcel Identification Number: Part of 5874-30-1316

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney.
 Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon
 disbursement of closing proceeds.

Return to: Grantee @ 8340 Holler Farm Road, Clemmons, NC 27012

Mail Tax Bill to: 8340 Holler Farm Road, Clemmons, NC 27012

Brief description for the Index: Tax Block 4403, Tax Lot 009W

 THIS DEED made this *27* day of *September* 2016 by and between

GRANTOR**ELLISON CREEK, LLC**

**8340 Holler Farm Road
 Clemmons, NC 27012**

GRANTEE**ELLISON CREEK, LLC**

**834 Holler Farm Road
 Clemmons, NC 27012**

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:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" attached hereto and incorporated
 herein by reference.**

Submitted electronically by "Craig Jenkins Liipfert & Walker LLP"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The Purpose of this deed is to create a "split off" lot. (The remaining portion to be combined with other lots to form one lot.)

For back title reference, see the deed recorded in Book 3219, Page 2571, Forsyth County Registry.

THIS IS _____ OR IS NOT X THE GRANTOR'S PRIMARY RESIDENCE

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: easements and restrictions of record, if any and 2016 property taxes to be prorated.

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

ELLISON CREEK, LLC

Grace C Jones, Manager (SEAL)
By: Member/Manager

STATE OF NORTH CAROLINA -
COUNTY OF Dave

I Melissa Humphrey, a Notary Public for Forsyth County, North Carolina do hereby certify that Grace C Jones Member/Manager of Ellison Creek, LLC, appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a driver's license; and he/she acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein.

Date: September 27, 2016.

(OFFICIAL SEAL)

Melissa Humphrey Notary Public

Melissa Humphrey
Printed or Typed Name of Notary Public

My commission expires February 15, 2017.

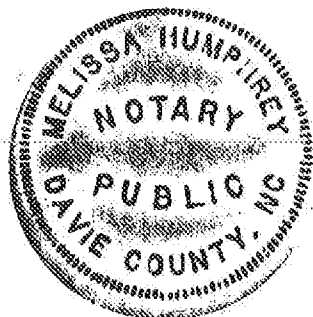


EXHIBIT "A"

Description for that property
Deeded from Ellison Creek, LLC to
Ellison Creek, LLC
A part of tax PIN# 5874-30-1316

BEGINNING at an existing iron pin located at the intersection of the Southwestern most corner of Jewal Landrith Nifong, Trustee (see Deed Book 3216 Page 3197 Forsyth Registry/also known as tax PIN# 5874-30-8749), the Eastern line of Holler Farm Road (private) and the Northwestern most corner of the herein described tract;

Running thence from said BEGINNING POINT with the Southern line of Nifong, Trustee as referenced above South 86 degrees 16 minutes 36 seconds East 305.26 feet to an iron pin set; thence on a new line South 03 degrees 43 minutes 24 seconds West 213.06 feet to an iron pin set; thence on a new line South 87 degrees 02 minutes 06 seconds West 274.25 feet to an iron pin set; thence with the Eastern edge of Holler Farm Road North 03 degrees 55 minutes 05 seconds West 247.20 feet to an existing iron pin;

This tract contains 1.52464 acres more or less and is a portion of PIN# 5874-30-1316. The purpose of this Deed is to create a "split off" lot (the remaining portion of which is to be combined with other lots to form one tax lot).