



2017004841 00161
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
02-06-2017 01:33:46 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3331
PG: 1752-1753

NORTH CAROLINA

GENERAL WARRANTY DEED

Excise Tax: \$NTC

Recording Time, Book and Page

Parcel Identifier No.: 6857-41-0315.00

Mail after recording to: Grantee @ 1720 Peabody Forest Trail, Colfax, NC 27235

This instrument was prepared by: John R. Combs (without benefit of title examination)

THIS DEED made this 3rd day of February, 2017 by and between

GRANTOR

Corbin Place Associates, LLC
725 E. Mountain Street
Kernersville, NC 27284

GRANTEE

Simon D. Shaw
and wife,
Denise D. Shaw
1720 Peabody Forest Trail
Colfax, NC 27235

ENVELOPE

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, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 2 as shown on the plat of Corbin Place Associates, LLC as recorded in Plat Book 63 at Page 200, Forsyth County Register of Deeds, to which reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2840, Page 3408, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 63, Page 200 and referenced within this instrument.

The above described property does 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, 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereby caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Corbin Place Associates, LLC

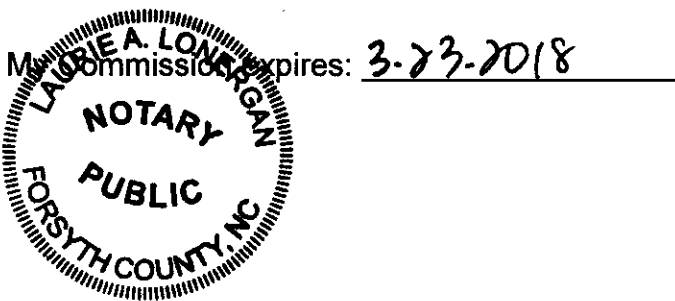
By: *Simon D. Shaw*
Simon D. Shaw, Member / Manager

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that she signed the foregoing document: Simon D. Shaw, Member/Manager of Corbin Place Associates, LLC.

Witness my hand and official stamp or seal, this the 30th day of January, 2017.

(Seal)



Notary Public *Laurie A. Longman*
Print Notary Name: Laurie A. Longman