

2017006163 00080FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$320.00PRESENTED & RECORDED
02/16/2017 12:59:04 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY**BK: RE 3332****PG: 3355 - 3356**

Excise Tax: \$320.00

Tax Info: PIN 6865-71-6395.00 / Tax Block 5641E, Lot 064

Mail deed & tax bills to: Grantee(s) @ SEE BELOW

This instrument was prepared by: A. Gregory Schell, Attorney

Brief Description for the index

Lot 64 of Sedge Lake Garden, Section Three

NORTH CAROLINA GENERAL WARRANTY DEEDTHIS DEED made the 8 day of February, 2017 by and between

GRANTOR	GRANTEE
MAHENDRA PATEL and wife, SUNAYNA PATEL Grantor Address: <u>4001 BIRCHWOOD CT</u> <u>NORTH BRUNSWICK NJ 08902</u>	NOW INVESTMENT, INC. Grantee Address: <u>4421 PIEDMONT TRACE DRIVE</u> <u>GREENSBORO, NC 27409</u>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

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, or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot Number 64 as shown on the map of SEDGE LAKE GARDEN, SECTION THREE, as recorded in Plat Book 36, Page 29 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2292, Page 2534. A map showing the above described property is recorded in Plat Book 36, Page 29.

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: N/A

Title to the property hereinabove described is subject to the following exceptions: EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY. 2017 AD VALOREM TAXES.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

The property being conveyed _____ does or ☒ does NOT include the primary residence of at least one Grantor. (Per NCGS §105-317.2)

Mahendra Patel
MAHENDRA PATEL

(SEAL) SMP (SEAL)
SUNAYNA PATEL

SEAL-STAMP

STATE OF New Jersey
COUNTY OF Middlesex

I, Sung Chan Lee, a Notary Public
for Middlesex County and the aforesaid
State, do hereby certify that MAHENDRA PATEL and SUNAYNA
PATEL, either being personally known to me or proven by satisfactory
evidence, personally appeared before me this day, and acknowledged the
voluntary due execution of the foregoing instrument by them for the
purposes stated therein. Witness my hand and official stamp or seal, this
the 8 day of February, 2017.

SUNG CHAN MARTIN LEE
NOTARY PUBLIC
State of New Jersey
My Commission Expires April 16, 2019

Sung Chan Lee
Notary Public Name: Sung Chan Lee
My commission expires: April 16, 2019

