

2017015001 00042FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$220.00**

PRESENTED & RECORDED

04/20/2017 11:00:07 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3342**PG: 2779 - 2780****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$ 220.00Parcel Identifier No. OUT OF 6876-93-6635.000 Verified by _____ County on the ____ day of _____, 20
By: _____

Mail/Box to: _____ GRANTEE

This instrument was prepared by: _____ JONATHAN S. RAYMER, BLACK, SLAUGHTER & BLACK, P.A.

Brief description for the Index: LTS 28-34 MCCONNELL, 0.583 ACRES, PH 4F, FINAL PLATTHIS DEED made this 17TH day of APRIL, 2017, by and between

GRANTOR

GRANTEE

OAKHURST OF KERNERSVILLE, LLC
a North Carolina limited liability company*Mailing Address:*110-B Shields Park Drive
Kernersville, NC 27284**TRADITION HOMES, LLC**

a North Carolina limited liability company

*Mailing Address:*200-J Pomona Drive
Greensboro, NC 27407*Property Address(es):*101 Davis Meadows Rd, Kernersville, NC 27284 (Lt 28)
103 Davis Meadows Rd, Kernersville, NC 27284 (Lt 29)
105 Davis Meadows Rd, Kernersville, NC 27284 (Lt 30)
107 Davis Meadows Rd, Kernersville, NC 27284 (Lt 31)
109 Davis Meadows Rd, Kernersville, NC 27284 (Lt 32)
111 Davis Meadows Rd, Kernersville, NC 27284 (Lt 33)
113 Davis Meadows Rd, Kernersville, NC 27284 (Lt 34)*Enter in appropriate block for each Grantor and Grantee: name, mailing 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 situated in the City of KERNERSVILLE, FORSYTH County, North Carolina and more particularly described as follows:**BEING DEIGNATED AS PHASE 4F, CONTAINING 25409.7 SQUARE FEET AND CONSISTING OF 0.583 ACRES, MORE OR LESS, AS PER FINAL PLAT OF TRADITION HOMES, LLC, MCCONNELL II, PHASE 4F - 4J, IN PLAT BOOK 66, PAGE 35, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.**Submitted electronically by "Black, Slaughter & Black, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor in instrument recorded in Book 2082, Page 688.

All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 66, at Page 35.

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:

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY OF RECORD, IF ANY, AND AD VALOREM TAXES FOR THE CURRENT YEAR.

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

OAKHURST OF KERNERSVILLE, LLC
a North Carolina limited liability company

By: Leslie R. Mitchell (SEAL)
Leslie R. Mitchell, Manager

State of NORTH CAROLINA
County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Leslie R. Mitchell, Manager of Oakhurst of Kernersville, LLC, a North Carolina limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17th day of April, 2017.

My Commission Expires: August 23, 2017
(Affix Seal)

Bonita Brehm
Notary Public
Bonita Brehm
Notary's Printed or Typed Name

