



2017018913 00031

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$370.00

PRESENTED & RECORDED:
05-17-2017 10:49:59 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3347
PG: 1324-1325

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$370.00

Parcel Identifier No. 5883-96-1928.000 Verified by Forsyth County on the ____ day of _____, 2017

By: _____

Mail/Box to: Holton Box 66

This instrument was prepared by: Lynne R. Holton, Esq.

Brief description for the Index: Lot 40, Village Club Section 1

THIS DEED made this 15 day of May, 2017, by and between

GRANTOR

GRANTEE

Chad L. Foster and wife, Erin J. Foster

Kirk J. Batulan and wife, Chelsea R. Batulan

**Property Address: 450 Craver Pointe Drive
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 Grantor's interest in and to that certain lot or parcel of land situated in the Village of Clemmons, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot No. 40 as shown on a recorded plat entitled "Village Club, Section 1" as developed by the New Fortis Corporation, said map prepared by Borum, Wade and Associates, P.A., October 19, 1994, said plat being recorded in Plat Book 37, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description.

This property is the primary residence of one or more of the Grantors.

For back title, see Book 2905, Page 2434, Forsyth County Registry


A map showing the above described property is recorded in Plat Book 37, Page 147, Forsyth County Registry.

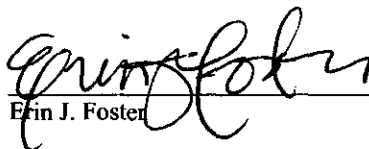
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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, rights-of-way and restrictions of record, if any.

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

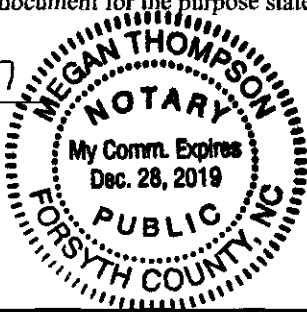
 _____ (SEAL)
Chad L. Foster

 _____ (SEAL)
Erin J. Foster

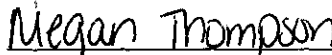
State of North Carolina - County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Chad L. Foster and Erin J. Foster.

Date: 5-15-17



 _____
Notary Public

 _____
Print Name

My commission expires: 12-28-19
