

2017025776 00166

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$254.00

PRESENTED & RECORDED

06/29/2017 02:35:52 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3355

PG: 1742 - 1743

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$254.00

Parcel Identifier No. 6857-41-0315.000 Verified by _____ County on the ____ day of _____, 20____

By: _____

Mail/Box to: Coltrane Grubbs Orenstein, PLLC 109 East Mountain Street, Suite D, Kernersville, NC 27284

This instrument was prepared by: Jason T. Grubbs of Coltrane Grubbs Orenstein, PLLC

Brief description for the Index: Lot 2- Corbin Place Associates, LLC

THIS DEED made this 29th day of June 2017, by and between

GRANTOR

GRANTEE

HOME TECH CONSTRUCTION, INC.
A North Carolina Corporation

RONALD B. PINYAN, and wife,
ASHLEY MARIE PINYAN

Mailing Address:

725 E. Mountain Street
Kernersville, NC 27284

Mailing Address:

4561 Old Belews Creek Road
Winston-Salem, NC 27101

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, parcel of land or condominium unit situated in Forsyth County, North Carolina 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.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3340 Page 928.

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

A map showing the above described property is recorded in Plat Book 63 Page 200.

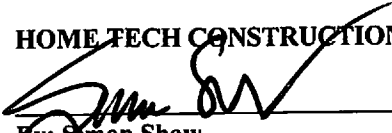
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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:

Subject to easements, rights of way, and restrictions of record.

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


HOME TECH CONSTRUCTION, INC.


By: Simon Shaw
Its President (SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Simon Shaw personally came before me this day and acknowledged that he is the President of Home Tech Construction, Inc., a North Carolina corporation, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this 29th day of June 2017.

My Commission Expires: 12-30-2019
(Affix Seal)


Heather Hilton, Notary Public

HEATHER HILTON
Notary Public, North Carolina
Forsyth County
My Commission Expires Dec. 30, 2019