

2017027325 00045
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$310.00
PRESENTED & RECORDED
07/12/2017 09:33:23 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY
BK: RE 3357
PG: 294 - 295

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$310.00

Parcel Identification Number:

This instrument was prepared by: PHILIP E. SEARCY

Return to: Grantees @ 106 DAVIS MEADOWS ROAD, KERNERSVILLE, NC 27284

Brief description for the Index: LOT 38, MCCONNELL II - BUILDING 7, PHASE 4E, PLAT BOOK 66, PAGE 34

Property Address: 106 DAVIS MEADOWS ROAD, KERNERSVILLE, NC 27284

THIS DEED made this 26th day of ~~JULY~~^{JUNE}, 2017 by and between

GRANTOR

**TRADITION HOMES, LLC,
a North Carolina Limited Liability Company
200-J Pomona Drive
Greensboro, NC 27407**

GRANTEE

**JOSEPH TIMOTHY BULLINS and wife,
KIRSTEN KANGAS BULLINS
106 Davis Meadows Road
Kernersville, NC 27284**

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 County of Forsyth State of North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED LOT 38, MCCONNELL II - BUILDING 7, PHASE 4E, PLAT BOOK 66, PAGE 34, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO EASEMENTS and restrictions of record, if any and current year ad valorem taxes prorated to the date of closing.

The above land was conveyed to Grantor in Deed Book 3323 at Page 3022.

The above-described property does include the primary residence of the Grantor.

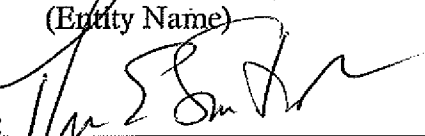
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple. And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has set his hand and seal the day and year first above written.

TRADITION HOMES, LLC

(Entity Name)

By:

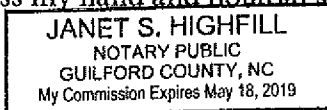


Thomas E. Smith, Jr., Member/Manager

**STATE OF NORTH CAROLINA
COUNTY OF FORSYTH**

I, Janet S. Highfill, a Notary Public of Guilford County, North Carolina, certify that Thomas E. Smith, Jr., Member/Manager of Tradition Homes, LLC, a North Carolina Limited Liability Company personally appeared before me this day and acknowledged that he signed the foregoing document.

Witness my hand and notarial seal this the 26th day of June 9th ~~JULY~~, 2017.



Janet S. Highfill
Notary Public

My commission expires: May 18, 2019