

2017035097 00047FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$600.00**

PRESENTED & RECORDED

09/01/2017 10:15:32 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3366**PG: 112 - 114**Mail deed and tax bills to Grantee: **9029 Deer Hill Road, Belews Creek, NC 27009**Prepared by: N. Alan Bennett (Thomas and Bennett)
116 S. Cherry Street, Suite C, Kernersville, NC 27284

Excise Tax: \$600.00

Brief description: **5.03 acers along Deer Hill Road**

GENERAL WARRANTY DEED

THIS DEED made this 31st day of August, 2017, by and between:

<p>GRANTOR:</p> <p>TURNER BUILT HOMES, LLC a North Carolina limited liability company</p> <p>Grantee address: 210 North Main Street, Suite 210 Kernersville, NC 27284</p>	<p>GRANTEE:</p> <p>BRYAN KOWALSKI and wife, TERRY KOWALSKI</p> <p>Grantee address: 9029 Deer Hill Road Belews Creek, NC 27009</p>
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The property conveyed does not include the primary residence of the Grantor.

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 Forsyth County, North Carolina, and more particularly described as follows:

See attached **Exhibit A** which is hereby incorporated by reference.

Property Address: **9029 Deer Hill Road, Belews Creek, NC 27009**

Submitted electronically by "Thomas and Bennett"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

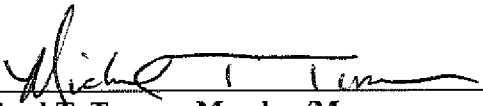
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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 except for the following exceptions:

Subject to easements, restrictions and rights of way of record, if any, and ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors.

Turner Built Homes, LLC, a North Carolina limited liability company



Michael T. Turner, Member/Manager (Seal)


North Carolina, Forsyth County

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:

Michael T. Turner

August 31, 2017

Place notary seal below this line:



Notary Public – Sonya R. Turner-Sledge

My Commission Expires: May 29, 2022

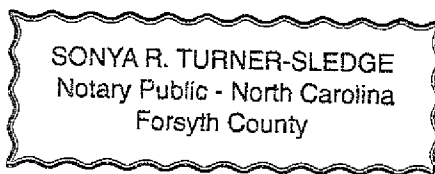


EXHIBIT A

Bryan Kowalski and wife, Terry Kowalski
5.03 acres along Deer Hill Road
9029 Deer Hill Road

Property Description:

BEGINNING at an iron stake, the southeast corner of James Williams property (Book 1167, Page 1485, Forsyth County Registry); thence from said Beginning point with Williams' east line, North 22° 26' East 520.25 feet to a stake; thence South 64° 01' East 296.15 feet to a stake; thence South 69° 38' East 226.04 feet to a stake; thence South 00° 33' East 229.80 feet to a stake; thence South 83°30' West 581.10 feet to a stake; thence South 86° 06' West 100.00 feet to a stake; thence North 03° 54' West 30.00 feet to a stake marking the point and place of Beginning and being a **5.03 acre tract**, more or less, of the Green-Hi-Win Farms, Inc. Property as shown on unrecorded map dated December 2, 1975 by Joseph Parks Bennett, Jr., RLS.

There is conveyed herewith all of the property described in the deed recorded in Book 3327, Page 4260, Forsyth County Registry.

This is the same property as described in Book 3327, Page 4260, Forsyth County Registry and is designated as Tax PIN 6980-37-4165.00 (Block 5237, Lot 142) on the Forsyth County tax maps.

There is also conveyed herewith and this property is subject to any and all easements appurtenant to this property including but not limited to the easement recorded in Book 1167, Page 1487, Forsyth County Registry.