



2017047596 00057

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1800.00

PRESENTED & RECORDED:
11-30-2017 10:23:12 AM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3380
PG: 1886-1887

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ West Box 139

Parcel Identifier No.: 6807-72-0957.00 (Block 6371, Lot 172)

Return after recording to:

Mail tax bills to Grantee: 245 Fox Lake Ct., Winston-Salem, NC 271706

This instrument was prepared by: T. Thomas Kangur, Jr. NO TITLE SEARCH REQUESTED OR PERFORMED

Brief description for the Index: Lot 173, Greenbrier Farm

THIS DEED made this _____ day of November, 2017, by and between,

GRANTOR	GRANTEE
<p>KEVIN P. HART and wife, CHRISTINA L. HART Mailing Address:</p>	<p>BOXTHORNE ASSOCIATES, LLC A North Carolina limited liability company Mailing Address: 245 Fox Lake Ct., Winston-Salem, NC 27106</p>

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

BEING KNOWN AND DESIGNATED as Lot No. 173, as shown on a plat entitled GREENBRIER FARM, PHASE 111, Section 2, as recorded in Plat Book 41, Page 138, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property Address: 245 Fox Lake Ct., Winston-Salem, NC 27106

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 3128, Page 348, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 41, Page 138. .

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 all easements, rights-of-way and restrictions 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.

Kevin P. Hart (SEAL)
Kevin P. Hart

Christina L. Hart (SEAL)
Christina L. Hart

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 herein and in the capacity indicated: Kevin P. Hart and wife, Christina L. Hart.

Date: 11.27.17



Patricia F. Kirkman
Notary Public

My Commission Expires: 4.29.19

Patricia F. Kirkman
printed or typed name of notary public