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FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$1360.00

PRESENTED & RECORDED
 12/11/2017 03:34:15 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY

BK: RE 3382
PG: 449 - 450

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$1,360.00

PIN Identifier No. 6806-67-4387.00 Verified by _____ County on the ____ day of _____, 20__

By: _____

Mail/Box to: Clint Calaway (Box 24)This instrument was prepared by: Mallory M. Oates

Brief description for the Index: Lot No. 1, Carriage Manor Cove

THIS DEED made this 6th day of December, 2017 by and between**GRANTOR**

Maestro Properties, LLC, a
 North Carolina limited liability company
 4089 Rolling Knoll Cove
 Winston-Salem, NC 27106

GRANTEE

Helen J. Carlton
 4090 Carriage Manor Cove
 Winston-Salem, NC 27106

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 or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being all that certain tract or parcel of land shown and described as Lot 1 on that plat or map entitled "Recombination of Lots 1, 2, & 3 of Plat Book 62 @ 45 Maestro Properties, LLC" as recorded in Plat Book 64, Page 170, Forsyth County Registry, reference to which is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book ____ page ____, Forsyth County Registry.

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

A map showing the above described property is recorded in Plat Book 64, Page 170, 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, restrictions, and rights-of-way of record, if any; ad valorem taxes for the current year prorated to the date of closing and ad valorem taxes for each year subsequent thereto and any matters that would be shown by an accurate survey of the property.

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

Maestro Properties, LLC, a
North Carolina limited liability company

By: David A. McKie

Name: David A. McKie

Title: Manager

Date: 12/6/17

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that David A. McKie personally came before me this day and acknowledged that he is the Manager of Maestro Properties, LLC, a North Carolina limited liability company, 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 ____ day of December, 2017.

My commission expires: 7/24/2018

Amy Lynn Hicks
Notary Public

Amy Lynn Hicks
Notary's Printed or Typed Name

