



2017050477 00185
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
12-20-2017 03:39:53 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3383
PG: 2998-3000

Recording: Time, Book and Page

David Tamer - original to

Tax Lot No.: 6371, Tax Lot 173

Parcel Identification Number:

Mail after recording to:

William E. West, Jr., 3000 Bethesda Place, Suite 703,
Winston-Salem, North Carolina 27103

This instrument was prepared by:

William E. West, Jr.

Brief description for the Index:

Lot Number 173, Greenbrier Farm, Phase 111, Section 2

NO TAXABLE CONSIDERATION

NORTH CAROLINA WARRANTY DEED

THIS DEED is made on the 20 day of December 2017 by BOXTHORNE ASSOCIATES, LLC, a limited liability company organized and existing under the laws of the State of North Carolina, hereinafter referred to collectively as "Grantor" and WILLIAME. WEST, JR., hereinafter referred to as "Grantee."

WITNESSETH

Grantor, in consideration of TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION paid by Grantee, the receipt and sufficiency of which is acknowledged, has bargained and sold, and by these presents bargains, sells, and conveys to Grantee and his heirs and assigns, in fee simple, all that certain lot and parcel of land lying and being in Forsyth County, North Carolina, together with all easements and appurtenances thereto, and being more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

To have and to hold the described property, and all privileges and appurtenances belonging to the property, to Grantee, Grantee's heirs, and assigns forever. Grantor covenants with Grantee, Grantee's heirs, and assigns that Grantor is seized of the premises in fee; that Grantor has the right to convey the same in fee simple; the premises are free and clear from all encumbrances; and that Grantor will warrant and defend the title to the above-described premises against the claims of all persons whomever.

This property does include the primary residence of the Grantor.

IN WITNESS THEREOF, the above Grantor has caused this instrument to be executed on the date first above written.

BOXTHORNE ASSOCIATES, LLC

By: *David F. Tamer* (SEAL)
DAVID F. TAMER
MANAGER

NORTH CAROLINA

FORSYTH COUNTY

I, Julie H Parks a Notary Public of the County and State aforesaid, certify that DAVID F. TAMER, personally appeared before me this day, who, being by me duly sworn, acknowledged that he is a Manager of Boxthorne Associates, LLC; that he has actual authority to execute this instrument; and that, pursuant to such authority, he executed the foregoing instrument on behalf of Boxthorne Associates, LLC.

Witness my hand and seal, this 20 day of December 2017.

(SEAL)

Julie H Parks
Notary Public

My Commission Expires: 7/22/2019

Julie H. Parks
Notary Public
Forsyth County, NC
My Commission Expires: July 22, 2019

EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot Number 173, as shown on the plat of 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, to which reference is hereby made for a more particular description.

Informally known as 246 Fox Lake Court, Winston-Salem, North Carolina.

See Deed Book 3128, Page 348; Deed Book 2409, Page 1670, Forsyth County Register of Deeds.