

2018009265 00152
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$398.00
PRESENTED & RECORDED
03/15/2018 01:15:02 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST
BK: RE 3394
PG: 3561 - 3563

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$398.00
Parcel Identifier No.: 6888-68-3706.00
Brief description for index: **Lot 57, PINE KNOLLS, 0.54 AC**

Mail deed/taxes after recording to Grantee: _____
This instrument was prepared by: **Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)**

THIS DEED made this 15 day of March, 2018 by and between

<p>GRANTOR:</p> <p>RAMEEZ E. KHAN and DIANA L. KHAN, a married couple</p> <p>Address:</p>	<p>GRANTEE:</p> <p>DAVID ALLEN BROWN and CRYSTAL NICOLE BROWN</p> <p>Property Address: 1090 FOXFIRE ROAD KERNERSVILLE NC 27284</p>
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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 KNOWN AND DESIGNATED as Lot 57, PINE KNOLLS, as recorded in Plat Book 23, Page 191, in the Office of the Register of Deeds of FORSYTH County, North Carolina, reference to which is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1466, Page 1217, **FORSYTH** County Registry.

A map showing the above described property is recorded in Plat Book 23, Page 191, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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 exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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

Rameez E Khan (SEAL)
RAMEEZ E. KHAN

Diana L. Khan (SEAL)
DIANA L. KHAN

SEAL-STAMP	STATE OF <u>NC</u> COUNTY OF <u>Forsyth</u> I, <u>Brian H. Elam</u> , a Notary Public of <u>Forsyth</u> County of the State of <u>NC</u> , do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: RAMEEZ E. KHAN and DIANA L. KHAN. Witness my hand and official stamp or seal, this <u>15</u> day of <u>March</u> , 2018. My Commission Expires: <u>10/3/22</u> <u>[Signature]</u> Notary Public
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EXHIBIT "A"

LEGAL DESCRIPTION

BEING KNOWN AND DESIGNATED as Lot 57, PINE KNOLLS, as recorded in Plat Book 23, Page 191, 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: 1090 FOXFIRE ROAD, KERNERSVILLE NC 27284

PARCEL ID #: 6888-68-3706.00