

2018012596 00083
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$230.00
 PRESENTED & RECORDED
 04/09/2018 11:58:26 AM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST
BK: RE 3398
PG: 2327 - 2329

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$230.00

Parcel Identifier No. 6804-69-3000.000

Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee at: 404 Kettle Court, Winston-Salem, NC 27104

This instrument was prepared by: Heather Kiger Law, PLLC

Brief description for the Index: 404 Kettle Court, Winston-Salem, NC 27104

THIS DEED made this 3rd day of April, 2018, by and between

GRANTOR	GRANTEE
<p>WILLIAM D. BENSON AND HAILEY BENSON, HUSBAND AND WIFE</p> <p>FORWARDING ADDRESS: <u>1643 Marble Hill Drive</u> <u>Charlotte, NC 28262</u></p> <p>PROPERTY ADDRESS IS _____ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p>ERIKA RODRIGUEZ AND HUSBAND, BENJAMIN LOTT</p> <p>PROPERTY ADDRESS: <u>404 Kettle Court</u> <u>Winston-Salem, NC 27104</u></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 **FORSYTH** County, North Carolina and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2018 and subsequent years.

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

William D. Benson (SEAL)
WILLIAM D. BENSON

Hailey Benson (SEAL)
HAILEY BENSON

State of NC - County of Mecklenburg
I, Denise E Clark, a Notary Public of Mecklenburg County, State of North Carolina, certify that **WILLIAM D. BENSON** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 3 day of April, 2018.

DENISE E CLARK
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires Dec. 18, 2021

Denise E Clark Notary Public
My Commission Expires: 12/18/2021

(SEAL)

State of NC - County of Mecklenburg
I, Denise E Clark, a Notary Public of Mecklenburg County, State of North Carolina, certify that **HAILEY BENSON** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 3 day of April, 2018.

DENISE E CLARK
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires Dec. 18, 2021

Denise E Clark Notary Public
My Commission Expires: 12/18/2021

(SEAL)

EXHIBIT "A"

BEGINNING at an existing iron pipe in the south right-of-way line of Kettle Court (private), said iron pipe being the northwestern corner of Lot 22 of Mar-Don Hills (Plat Book 31, Page 197, Forsyth County Registry); running thence from said Beginning point along said South right-of-way line of Kettle Court on a curve to the left a chord bearing and distance of South 59° 45' 51" East to an iron pipe; running thence South 0° 10' 21" West 61.40 feet to an iron pipe in the north line of Lot 24, Mar-Don Hills; running thence with said north line, North 77° 42' 55" West 101.29 feet to an iron pipe in the center line of a 20 foot sanitary sewer easement; running thence with the south line of Lot 21, Mar-Don Hills, North 40° 52' 27" East 85.82 feet to an iron pipe, the point and place of Beginning. Being the major portion of Lot 22 of Mar-Don Hills recorded in Plat Book 31 at page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina, all according to survey of Joseph E. Franklin dated September 13, 1993.

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Crest Investment Properties, Inc. and recorded in Deed Book 1637 at Page 4107 et seq. in the Office of the Register of Deeds of Forsyth County, North Carolina; and, membership of Mar-Don Hills Homeowners Association, Inc.; and,

SUBJECT to the regular annual assessments and special assessments, limitation and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference. By way of illustration, and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Areas; (3) Obligations of members for regular annual assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon the use of the Common Areas; (5) Obligations of the Association for exterior maintenance; and, (6) Restrictions upon the use of the land conveyed herewith.