

2018019877 00244FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$1040.00**

PRESENTED & RECORDED

05/29/2018 04:49:21 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3406**PG: 4262 - 4263****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$1040.00

Parcel Identifier No.: 6807-75-8467.00 (Block 6295, Lot 120)

Return after recording to: Kangur & Porter, LLP, 2150 Country Club Rd., Suite 160, Winston-Salem, NC 27104

Mail tax bills to Grantee: 110 Wing Haven Circle, Winston-Salem, NC 27106

This instrument was prepared by: T. Thomas Kangur, Jr.

Brief description for the Index: Lot 20 Greenbrier Farm, Phase II, Section Two

THIS DEED made this 29th day of May, 2018, by and between,

GRANTOR	GRANTEE
<p data-bbox="203 1087 701 1155">RICHARD E. BELMONT and wife, SANDRA H. BELMONT</p> <p data-bbox="358 1188 545 1220">Mailing Address:</p>	<p data-bbox="943 1079 1360 1146">RAVI AGARWALA and wife, KRISTEN A. BAKER</p> <p data-bbox="1057 1182 1243 1213">Mailing Address:</p> <p data-bbox="873 1211 1430 1243">110 Wing Haven Circle, 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 Winston Township, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 120, as shown on the plat of GREENBRIER FARM, PHASE II, SECTION TWO, as recorded in Plat Book 40, Page 97, 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: 110 Wing Haven Circle, Winston-Salem, NC 27106

The property conveyed hereby does include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 2348, Page 1605, Forsyth County Registry. A map showing the above described property is recorded in Plat Book 40, Page 97.

Submitted electronically by "Kangur & Porter, LLP"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

Richard E. Belmont (SEAL)
Richard E. Belmont

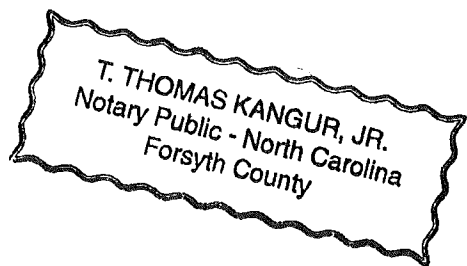
Sandra H. Belmont (SEAL)
Sandra H. Belmont

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: **Richard E. Belmont and wife, Sandra H. Belmont**

Date: 6/29/18

T. Thomas Kangur, Jr.
Notary Public



T. Thomas Kangur, Jr
printed or typed name of notary public

My Commission Expires: 6/12/22