



2018031739 00169

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$560.00

PRESENTED & RECORDED:
 08-15-2018 03:47:35 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY EVELYN R. DIXON
 DPTY

BK: RE 3420
PG: 1930-1932

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Stamps: \$560.00

Tax Lot No. _____ ParID/PIN: 6804-91-3034.00
 Verified by _____ County on the _____ day of _____, 20____
 by _____

This instrument was prepared by: George E. Hollodick
 Mail after recording to: Blanco Box #52

Brief Description for the index 2424 S. Stratford Road

THIS DEED made this 15 day August, 2018, by and between

GRANTOR	GRANTEE
FINISH LINE PROPERTIES, LLC, a North Carolina limited liability company 114 West Dolphin Dr. Oak Island, NC 28465	Y & G PROPERTIES LLC, a North Carolina limited liability company 100 Doublegate Ct. Clemmons, NC 27012
Enter in appropriate block for each party: name, 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, Grantor has and by these presents does grant, bargain, sell and convey unto Grantee, all of those certain lots or parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 20 as shown on the map of CLEARVIEW, and recorded in Plat Book 3, Page 2A, in the Office of the Register of Deeds, Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

None of the property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

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

1. Ad Valorem property taxes for the year 2019 and subsequent years which are not yet due and payable.
2. Easements and restrictions of record.

SEPARATE SIGNATURE PAGE FOLLOWS

SEPARATE SIGNATURE PAGE
NORTH CAROLINA SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has executed this Deed by its duly authorized President the day and year first above written.

GRANTOR:

FINISH LINE PROPERTIES, LLC, a North Carolina limited liability company

By: [Signature]
Andrew A. Cortessiss, Member/Manager

By: [Signature]
Al Szawara, Member/Manager

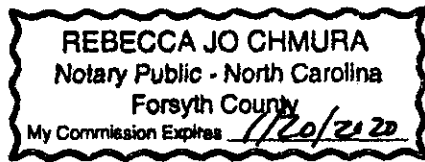
STATE OF NORTH CAROLINA - Forsyth COUNTY

I, a Notary Public for said County and State, do hereby certify that Andrew A. Cortessiss, as Member/Manager of FINISH LINE PROPERTIES, LLC, a North Carolina limited liability company, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official seal, this the 15 day of August, 2018.

[Signature]
Notary Public

My Commission Expires: 1/20/2020
[NOTARIAL SEAL/STAMP]



STATE OF NORTH CAROLINA - Forsyth COUNTY

I, a Notary Public for said County and State, do hereby certify that Al Szawara, as Member/Manager of FINISH LINE PROPERTIES, LLC, a North Carolina limited liability company, either being personally known to me or proven by satisfactory evidence, personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

WITNESS my hand and official seal, this the 15 day of August, 2018.

[Signature]
Notary Public

My Commission Expires: 1/20/2020
[NOTARIAL SEAL/STAMP]

