

**2018033464 00129**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX

**\$329.00**

PRESENTED & RECORDED

08/28/2018 02:21:28 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3422**

**PG: 1579 - 1580**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$329.00**

**Parcel Identification Number: BLOCK 4633P LOT 015**

**This instrument was prepared by: PHILIP E. SEARCY**

**Return to: Grantees @ 119 COVINGTON COVE COURT, KERNERSVILLE, NC 27284**

**Brief description for the Index: Lot 15, MCCONNELL II, PHASE 4J, BUILDING 3, PLAT BOOK 68, PAGE 74**

**Property Address: 119 COVINGTON COVE COURT, KERNERSVILLE, NC 27284**

THIS DEED made this 20<sup>th</sup> day of August, 2018 by and between

**GRANTOR**

**TRADITION HOMES, LLC,  
a North Carolina Limited Liability Company  
200-J Pomona Drive  
Greensboro, NC 27407**

**GRANTEE**

**KENNETH R. PHILLIPS and wife,  
LAUREN H. PHILLIPS  
119 Covington Cove Court  
Kernersville, NC 27284**

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 the County of Forsyth State of North Carolina and more particularly described as follows:

**BEING KNOWN AND DESIGNATED as Lot 15, MCCONNELL II, PHASE 4J, BUILDING 3, PLAT BOOK 68, PAGE 74, recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

**SUBJECT TO EASEMENTS** and restrictions of record, if any and current year ad valorem taxes prorated to the date of closing.

The above land was conveyed to Grantor in Deed Book 3395 at Page 2501.

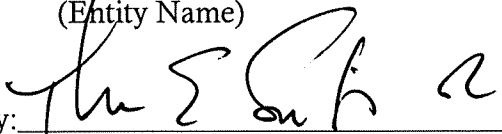
The above-described property does include the primary residence of the Grantor.

**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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever.

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

**TRADITION HOMES, LLC**

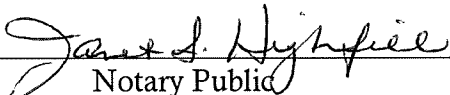
(Entity Name)

By:   
Thomas E. Smith, Jr., Member/Manager

**STATE OF NORTH CAROLINA  
COUNTY OF FORSYTH**

I, Janet S Highfill, a Notary Public of Guilford County, North Carolina, certify that **Thomas E. Smith, Jr., Member/Manager of Tradition Homes, LLC, a North Carolina Limited Liability Company** personally appeared before me this day and acknowledged that he signed the foregoing document.

Witness my hand and notarial seal this the 20<sup>th</sup> day of August, 2018.

  
Notary Public

My commission expires: May 18, 2019

JANET S. HIGHFILL  
NOTARY PUBLIC  
GUILFORD COUNTY, NC  
My Commission Expires May 18, 2019