

2018041587 00062

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

\$437.00

PRESENTED & RECORDED

10/26/2018 11:47:45 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3431

PG: 2110 - 2112

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$437.00**

Parcel Identifier No. 5883-96-1819.000

Submitted electronically by "Law Office of Clint Calaway"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Mail after recording to: Calaway Box-#24

This instrument was prepared by: CLINT CALAWAY, 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

THIS DEED made this 12th day of October, 2018 by and between

GRANTOR

**JAMES E. FOX and wife, MARY E. FOX
8993 EXCELSIOR LOOP, VENICE, FL 34293**

GRANTEE

**DREW PATRICK HOY and wife, VANESSA HOY
460 CRAVER POINTE DRIVE, CLEMMONS, NC 27012**

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 and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1886, Page 1595, Forsyth County Registry.

The above described property does does not 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 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.

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

James E. Fox (SEAL)
 JAMES E. FOX

Mary E. Fox (SEAL)
 MARY E. FOX

STATE OF NORTH CAROLINA – FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **JAMES E. FOX and wife, MARY E. FOX.** Witness my hand and official stamp or seal, this the 12th day of October, 2018.

My Commission Expires: 2-16-19

Mary Ellen Barger

Notary Public

Print Notary Name: Mary Ellen Barger

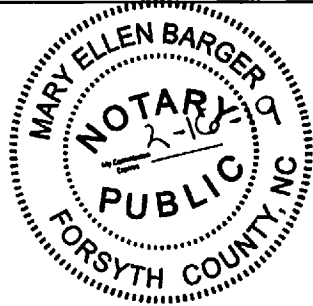


Exhibit "A"

BEING ALL OF LOT NO. 39 AS SHOWN ON A RECORDED PLAT ENTITLED 'VILLAGE CLUB, SECTION 1', AS DEVELOPED BY THE NEW FORTIST CORPORATION, SAID MAP PREPARED BY BORUM, WADE AND ASSOCIATES, P.A., OCTOBER 18, 1994, SAID PLAT BEING RECORDED IN PLAT BOOK 37, PAGE 147, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.