

2018042954 00213
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$1600.00
 PRESENTED & RECORDED
 11/05/2018 04:51:00 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: EVELYN R. DIXON
 DPTY
BK: RE 3433
PG: 111 - 112

End of Day

**NORTH CAROLINA
 SPECIAL WARRANTY DEED**

Excise Tax: \$1,600.00

Tax Parcel ID No. 5883-96-8446.000

Mail/Box to: Grantee

This instrument was prepared by: St. Amand & Efird, PLLC [no title examination performed by preparer]

Brief description for the Index: Lot 3, Plat Book 67, Pages 12 – 14

THIS DEED, made this the 2nd day of November, 2018, by and between

GRANTOR:

**LEWISVILLE CLEMMONS ROAD
 REALTY, LLC**, a North Carolina limited
 liability company

Address:

13024 Ballantyne Corporate Place, Suite 500
 Charlotte, North Carolina 28277

GRANTEE:

LCR HABIT, LLC, a North Carolina limited
 liability company

Address:

13024 Ballantyne Corporate Place, Suite 500
 Charlotte, North Carolina 28277

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions hereinafter provided, if any, the following described property located in the Village of Clemmons, County of Forsyth, State of North Carolina, more particularly described as follows (the "Property"):

BEING all of "Lot 3," as same is shown on plat thereof recorded in Plat Book 67, Pages 12-14 in the Office of the Register of Deeds for Forsyth County, North Carolina.

Said Property being a portion of the property having been previously conveyed to Grantor by instrument(s) recorded in Book 3295, Page 4481, Book 3295, Page 4493, Book 3295, Page 4496 and Book 3296, Page 1.

submitted electronically by "St. Amand & Efird PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the Property herein conveyed ____ includes or X does not include the primary residence of Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the exceptions hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the Property in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities claiming by or through Grantor.

This conveyance is made subject to any and all encumbrances and restrictions of record, all laws, codes and ordinances and to taxes and assessments for the year 2018 and subsequent years, which are not yet payable but are a lien.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

GRANTOR:

**LEWISVILLE CLEMMONS ROAD
REALTY, LLC**, a North Carolina limited
liability company

By: _____
Name: George A. Morgan, III
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Union

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she signed the foregoing instrument for the purposes herein indicated: George A. Morgan, III.

Date: November 2, 2018

Corrie B Carr

NOTARY PUBLIC, NORTH CAROLINA

Notary's Printed Name: Corrie B. Carr

My Commission Expires: August 26, 2022

