

**2018044662 00069**

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

**\$150.00**

PRESENTED & RECORDED

11/19/2018 11:50:43 AM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

**BK: RE 3434**

**PG: 4132 - 4134**

**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Parcel Identifier No. 6827-77-4657.000

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: Grantee at: 12958 SW 24th Street, Mifamar, FL 33027

This instrument was prepared by: Heather Kiger Law, PLLC

Brief description for the Index: Metes/Bounds, Forsyth County, North Carolina

THIS DEED made this 14th day of November, 2018, by and between

GRANTOR	GRANTEE
<p><b>ERIC C. BOST AND WIFE, JENNIFER LEIGH BOST</b></p> <p>FORWARDING ADDRESS: <b><u>3188 Knoll Ridge Drive</u></b> <b><u>Walkertown, NC 27051</u></b></p> <p>PROPERTY ADDRESS IS ___ IS NOT <input checked="" type="checkbox"/> GRANTOR'S PRIMARY RESIDENCE</p>	<p><b>JUSTIN FORT AND MELISSA LOBO</b></p> <p>PROPERTY ADDRESS: <b><u>148 Athens Drive</u></b> <b><u>Winston-Salem, NC 27105</u></b></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 **FORSYTH** County, North Carolina and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO**

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, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2018 and subsequent years.

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

*Eric C. Bost* (SEAL)  
**ERIC C. BOST**

*Jennifer Leigh Bost* (SEAL)  
**JENNIFER LEIGH BOST**

State of North Carolina – County of Forsyth  
I, Diana S. Clinard, a Notary Public of Guilford County, State of North Carolina, certify that **ERIC C. BOST AND JENNIFER LEIGH BOST** personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 14th day of November, 2018.

**Diana S. Clinard**  
Notary Public  
Guilford County, NC  
My Commission Expires 02-18-2020

*Diana S. Clinard* Notary Public

My Commission Expires: 2/18/20

(SEAL)

Exhibit "A"

BEGINNING AT AN IRON PIPE SET IN THE NORTHERN RIGHT-OF-WAY OF ATHENS DRIVE, SAID PIPE BEING LOCATED S 85-29-11 W 127.66 FEET FROM THE SOUTHWEST CORNER OF PROPERTY OF FOUSEL C. EL AS SHOWN IN DEED BOOK 2385, PAGE 3810, RUNS THENCE N 02-11-11 W 121.38 FEET TO AN IRON PIPE SET IN THE SOUTHERN LINE OF LOT 5, SECTION 2 OF RETNUH HILLS, RUNS THENCE S 85-22-53 E 37.56 FEET TO AN EXISTING IRON PIPE, RUNS THENCE S 01-17-51 W 52.09 FEET TO AN EXISTING IRON PIPE, RUNS THENCE N 86-26-49 E 91.57 FEET TO AN EXISTING IRON PIPE, RUNS THENCE S 03-35-52 E 61.97 FEET TO A SOLID IRON PIPE IN THE NORTHERN RIGHT-OF-WAY OF ATHENS DRIVE RUNS THENCE S 85-29-11 W 127.66 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 9939 SQUARE FEET AND BEING SHOWN AS NEW LOT 4, RECOMBINATION SURVEY OF PROPERTY OF CARL RAYMOND ARCHIE, SR.