

2019028182 00146

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$4928.00

PRESENTED & RECORDED
 07/19/2019 01:58:06 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: OLIVIA DOYLE
 ASST

BK: RE 3472
PG: 385 - 386

**NORTH CAROLINA
 SPECIAL WARRANTY DEED**

Excise Tax: \$4,928.00

Tax Parcel ID No. 5883-96-8446.000

Mail/Box to: Grantee

This instrument was prepared by: Derek Hoselton - 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 19th day of July, 2019, by and between

GRANTOR:

LCR HABIT, LLC, a North Carolina limited liability company

Address:

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

GRANTEE:

**DENNIS R. LOUCKS and SALLY S. LOUCKS,
 AS TRUSTEES OF THE DENNIS R. LOUCKS
 and SALLY S. LOUCKS 2014 REVOCABLE
 TRUST UDT dated MARCH 27, 2014**

Address:

1810 San Marcos Road
 Paso Robles, California 93446

WITNESSETH:

For valuable consideration paid by 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, that certain 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 the same property conveyed to Grantor by instrument recorded in Book RE 3433, Page 111 of the Office of the Register of Deeds for Forsyth County.

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 will forever warrant and defend the title against the lawful claims of all persons or entities claiming by or through Grantor only, subject to any matters of record and rights of tenants in possession of the Property as of the date hereof, for which Grantor gives no warranty.

This conveyance is made subject to any and all encumbrances and restrictions of record or other matters which would be shown by a current survey of the Property, any rights of tenants in possession of the Property, all laws, codes and ordinances and to taxes and assessments for the year 2019 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.

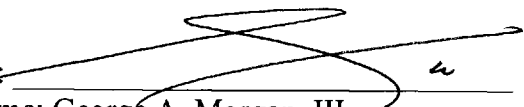
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

GRANTOR:

LCR HABIT, LLC,

a North Carolina limited liability company

By: Mid-Atlantic Commercial Properties, LLC
Its: Manager

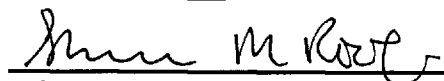
By: 
Name: George A. Morgan, III
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

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: July 18, 2019



NOTARY PUBLIC, NORTH CAROLINA

Notary's Printed Name: Shannon M. Roof

My Commission Expires: 3-19-2024

