

2019033803 00075

FORSYTH CO. NC FEE \$26.00
NO TAXABLE CONSIDERATION
PRESENTED & RECORDED
08/27/2019 11:51:25 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3478
PG: 2750 - 2753

Excise Tax: NTC

Recording Time, Book and Page

Tax Lot No. _____ Parcel Identifier No. 5896-86-4553.00
Verified by _____ County on the _____ day of _____, 20____
by _____

Prepared by: Kelly N. Jones
Return to: Blanco Tackabery & Matamoros, P.A., P.O. Drawer 25008, Winston-Salem, NC 27114-5008

Brief Description for the index

Fleetwood Circle

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 3rd day of August, 2019, by and between

GRANTOR	GRANTEE
<p>RICHARD G. REUHLAND and spouse, CONNIE C. REUHLAND</p> <p>2495 Hilltop Drive Winston-Salem, NC 27106</p>	<p>HKO FAMILY PROPERTIES, LLC, a North Carolina limited liability company</p> <p>110 Tyler Way Ct. Winston-Salem, NC 27104</p>

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include all singular, plural, masculine, feminine or neuter as required by text.

WITNESSETH, that Grantor by these presents does, grant, bargain, sell and convey unto Grantee in fee simple, all of Grantor's undivided interest in and to that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows (the "Property"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

The Property was acquired by Grantor by instrument recorded at Book 2137, Page 323, Forsyth County Registry. The Property was inadvertently included in the legal description for said instrument.

BTM:745329v1

submitted electronically by "Blanco Tackabery & Matamoros, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

None of the Property herein conveyed includes the primary residence of Grantor.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to Grantee in fee simple.

Grantor covenants with Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, but no further, other than the exceptions as follows:

1. Ad valorem taxes for 2019 and subsequent years.
2. Easements, rights of way, conditions, restrictions and other matters of public record.

[SIGNATURES BEGIN ON NEXT PAGE]

SEPARATE SIGNATURE PAGE TO
NORTH CAROLINA SPECIAL WARRANTY DEED

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed and delivered as of the day and year first above written.

GRANTOR:


Richard G. Reuhland



Connie C. Reuhland

State of North Carolina - County of Forsyth

I, a Notary Public in and for the County and State aforesaid, certify that Richard G. Reuhland and Connie C. Reuhland personally appeared before me this day and acknowledged to me that they signed the foregoing document.

Witness my hand and Notarial stamp or seal, this 23rd day of August, 2019.

My Commission Expires: 2/25/2023
(Affix Seal)


Cami L. Moses Notary Public
Notary's Printed or Typed Name

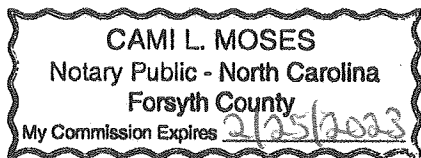


EXHIBIT A
NORTH CAROLINA SPECIAL WARRANTY DEED

All that certain lot of parcel of land lying and being situated in Forsyth County, North Carolina, and being more particularly described as follows:

Beginning at an iron stake, a southeast corner of Conrad Snyder Property, at the north side of Fleetwood Circle (which was the Old Brookstown Road) which iron stake being South 79 degrees 54 minutes East and 23.5 feet eastwardly of the southeast corner of Lot No. 32 of Sunshine Development as recorded in Plat Book 4, at Page 176, of Forsyth County Registry, which lot is now or formerly the Marvin Douglas Property; running thence with the west right of way line of Hill Top Road North 17 degrees 45 minutes East 302 feet to an iron stake; thence South 5 degrees 18 minutes West with west line of Lot No. 29 of Sunshine Development 301.5 feet to iron stake at foresaid Fleetwood Circle; thence North 74 degrees 54 minutes West with the north margin of said road 76 feet to the point of beginning.

The above-described property is known as parcel number 5896-86-4553.00 in the tax records of Forsyth County, North Carolina, and is a portion of the property conveyed to Richard G. Reuhland and wife, Connie C. Reuhland by instrument recorded at Book 2137, Page 323, Forsyth County Registry.