

**2019047006 00098**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX**\$528.00**

PRESENTED &amp; RECORDED

11/21/2019 02:07:09 PM

**LYNNE JOHNSON**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3494****PG: 1692 - 1694****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$528.00

Parcel Identifier No. 6875-73-7021.000

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

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

Mail to: Coltrane Grubbs Orenstein, PLLC, P.O. Box 1062, Kernersville, NC 27285-1062

Prepared by: Jason T. Grubbs, Coltrane Grubbs Orenstein, PLLC

*(NO TITLE SEARCH REQUESTED AND NONE PERFORMED BY DRAFTING ATTORNEY)*

Brief description for the Index: Lot 38, The Authors, Sec. 3

THIS DEED made the 30th day of October, 2019, by and between

GRANTOR	GRANTEE
<p><b>Stephen E. Holleman and wife, Carol H. Holleman</b></p> <p>Grantor Address: 1827 Spring Crest Drive Kernersville, NC 27284</p>	<p><b>Jason Michael Roberts, A Free Trader</b></p> <p>Property Address: 1160 Clyde Edgerton Drive Kernersville, NC 27284</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 remised and released and does grant, bargain, sell and convey unto the Grantee in fee simple to Grantee, 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 and incorporated by reference.**

The property described herein was acquired by Grantor by instrument recorded in Book 2062, Page 2864, Forsyth County Registry.

Submitted electronically by "Donato Law, PC"  
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 the primary residence of a 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, other than the following exceptions:

Subject to easements, rights of way, and other restrictions of record.

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

Stephen E. Holleman (SEAL)  
STEPHEN E. HOLLEMAN

Carol H. Holleman (SEAL)  
CAROL H. HOLLEMAN

State of NC - County of Forsyth

I, the undersigned Notary Public of Surry County, NC, certify that STEPHEN E. HOLLEMAN personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30<sup>th</sup> day of October, 2019.

LISA PERRY  
Notary Public, North Carolina  
Surry County  
My Commission Expires  
November 20, 2022

Lisa Perry  
Lisa Perry, Notary Public  
My Commission Expires: 11/20/2022

State of NC - County of Forsyth

I, the undersigned Notary Public of Surry County, NC, certify that CAROL H. HOLLEMAN personally appeared before me this day and having first provided me with satisfactory proof of his identity, acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 30<sup>th</sup> day of October, 2019.

LISA PERRY  
Notary Public, North Carolina  
Surry County  
My Commission Expires  
November 20, 2022

Lisa Perry  
Lisa Perry, Notary Public  
My Commission Expires: 11/20/2022

**EXHIBIT "A"**  
**Property of Jason Roberts**  
**1160 Clyde Edgerton Drive**

BEING KNOWN AND DESIGNATED as Lot Number 38, as shown on the plat entitled THE AUTHORS, SECTION THREE, as recorded in Plat Book 39, page 22, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Any lot herein conveyed which is a part of THE AUTHORS shall be subject to the Plan of Development as the same is recorded in Book 1839, at page 3416, in the Office of the Register of Deeds of Forsyth County, North Carolina.

By acceptance and recordation of this Deed, as the same relates to the Lot which is herein conveyed and is a part of THE AUTHORS, the Grantee and each of them acknowledge that the Lot above described as a part of THE AUTHORS is conveyed subject to the aforesaid Plan of Development and that the Grantee and each of them shall be obligated to become and remain a member of The Authors Homeowners Association so long as the Grantee and each of them shall own the above described Lot or any lot in THE AUTHORS; that the Grantee and each of them shall be obligated to pay such dues, assessments and other sums as may be imposed from time to time pursuant to the terms of the Plan of Development as referred to above.

The subject property is the same as that property described in Deed Book 2062, Page 2864, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 6875-73-7021.000 on the Forsyth County Tax Maps.

*The preparer of this document has been engaged solely for the purpose of drafting this instrument and prepared the instrument only from the information provided. The preparer has not been requested to conduct nor has the preparer completed any of the following: a title search, an examination of the legal description, an opinion on title, or advice on the tax/legal consequences that may arise as a result of the conveyance. Further, such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated, and the preparer has not verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*