

2020008758 00274FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$500.00**

PRESENTED & RECORDED

03/02/2020 04:47:12 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3511**PG: 372 - 375**

Mail after recording to: Grantees, 3100 MIDDLEBROOK DRIVE, Clemmons, NC 27012

This Instrument prepared by: Thomas L. Esper, Esq., 11643 Banter Ln., Huntersville, NC 28078

Brief Description for the Index: Lot 9, Map of Middlebrook, Section 1

Parcel ID No. 5892-16-1871.00

File # NC-20-4165

Excise Tax: \$ 500.00**NORTH CAROLINA GENERAL WARRANTY DEED****THIS GENERAL WARRANTY DEED** made this 27 day of **FEBRUARY** in the year 2020, by and between:

GRANTOR(S)	GRANTEE(S)
Cross Country Properties, LLC 5875 Poplar Lane, Pfafftown, NC 27040	Marc Cook and Courtney Cook, Husband and Wife, as Tenants by the Entirety 3100 MIDDLEBROOK DRIVE, Clemmons, NC 27012

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 content.

WITNESSETH, that the Grantor, for the sum of **TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00)** paid by the Grantees, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantees, their heirs, executors and representatives, in fee simple all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF.****Commonly Known As:** 3100 MIDDLEBROOK DRIVE, Clemmons, NC 27012

Grantor acquired the property hereinabove described by Deed dated July 30, 2019, recorded August 2, 2019 in Deed Book RE 3474, Page 3186-3187, in Official Records.

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

And the Grantor covenants with the Grantees, that the Grantor is seized of the premises in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

1. Ad Valorem Taxes for the current year, payment of which is assumed by the Grantee(s).
2. All valid and enforceable easement and restrictions and encumbrances of record.

This property ___ is/or is not the principal residence of the Grantor(s).

IN TESTIMONY WHEREOF, said grantor has hereunto set its hand and seal the day and year first above written.

Cross Country Properties, LLC

By: Katelyn Rebecca Thomason

Katelyn Rebecca Thomason
(Print name and title) member manager

By: Joe Dan Thomason

Joe Dan Thomason
(Print name and title) Member manager

STATE OF NORTH CAROLINA

COUNTY OF FORSTH

I, DONALD L. STANLEY a Notary Public of said State and County aforesaid, do hereby certify that, grantor, Cross Country Properties, LLC, by: KATELYN REBECCA THOMASON, its MEMBER - MANAGER, and by: JOE DAN THOMASON, its MEMBER - MANAGER, personally appeared before me this day, and (i) I have personal knowledge of

the identity of the person(s) or (ii) I have seen satisfactory evidence of the grantor(s) identity, by current state or federal identification with the grantor(s) photograph in the form of a DRIVERS LICENSE or (iii) a credible witness has sworn to the identity of the grantor(s) each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and official seal or stamp, this 27 day of FEBRUARY, in the year 2020.

[Handwritten Signature]
Notary Public Official Signature

DONALD L. STANLEY
Notary Printed or Typed Name

My Commission Expires: 10-7-22

Donald L Stanley
Notary Public
Guilford County
North Carolina
My Commission Expires: 10-7-22

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EXHIBIT A

BEING KNOWN AND DESIGNATED as Lot 9, Map of Middlebrook, Section 1, recorded in Plat Book 26 Page 60 in the Office of the Register of Deeds of Forsyth County, North Carolina, which map reference is hereby made for a more particular description.

FOR INFORMATIONAL PURPOSES ONLY:

Property Address: 3100 Middlebrook Drive, Clemmons, NC 27012

Parcel ID: 5892-16-1871.000

Delinquent taxes, if any, to be paid by the closing attorney to the Tax Collector upon disbursement of closing proceeds.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences of that may arise as a result of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been collected.