

2020036265 00134
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$310.00
PRESENTED & RECORDED
08/19/2020 02:48:06 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY
BK: RE 3545
PG: 4034 - 4036

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$310.00

Parcel Identifier No. _____ Verified by _____ County on the ____ day of _____, 20

By: _____

Mail/Box to: _____

This instrument was prepared by: *David T. Kasper, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.*

Brief description for the Index: **4430 Hampton Rd. Clemmons, NC 27012**

THIS DEED made this 19 day of August, 2020, by and between

GRANTOR	GRANTEE
Allen Beasley and wife Shirley Beasley	Tanglewood 7406, LLC.

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, parcel of land or condominium unit situated in the City of Clemmons, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3127 Page 2801.

All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.

submitted electronically by "Kasper & Payne, 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.

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:

Easements and Restrictions of record, if any.

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

Allen Beasley
by Kim Humphrey POA (SEAL)
Allen Beasley

Shirley Beasley
by Kim Humphrey POA (SEAL)
Shirley Beasley

CERTIFICATE OF ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

NORTH CAROLINA
FORSYTH COUNTY

I, Melanie J. Snow, a Notary Public for Forsyth County, North Carolina, do hereby certify that KIM LEE HUMPHREY, attorney in fact for Allen Beasley and Shirley Beasley, personally appeared before me this day, and being by me duly sworn, says that she executed the foregoing and annexed instrument for and on behalf of Allen Beasley and Shirley Beasley, and that her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of Register of Deeds of Forsyth County, North Carolina, in Book 3523, page 1766, and in Book 3523, page 1768, and that this instrument was executed under and by virtue of the authority given by said instrument granting her power of attorney; that the said KIM LEE HUMPHREY acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and on behalf of the said principals.

I do further certify that I am not a party to the attached instrument.

WITNESS my hand and official seal this 19th day of August, 2020.

My commission expires:

11/21/2022

Melanie J. Snow

Notary Public

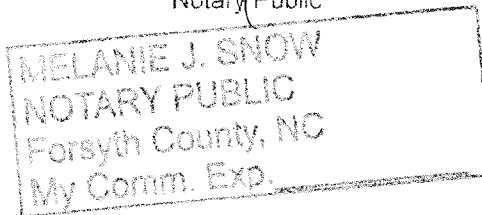


EXHIBIT A

TRACT I:

Being known and designated as Lot 2 Revised as shown on the Plat entitled Recombination Survey for Beauchamp Properties, LLC said plat recorded in Plat Book 52, Page 20, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Property Address: 4430 Hampton Road, Clemmons, NC 27012

PIN No. 5892-44-2178

TRACT I:

Being known and designated as New Lot 1 as shown on the Plat entitled Survey for Beauchamp Properties, LLC said plat recorded in Plat Book 58, Page 14, in the Office of the Register of Deeds of Forsyth County, North Carolina reference to which is hereby made for a more particular description.

Property Address: 4424 Hampton Road, Clemmons, NC 27012

PIN No. 5892-44-3300