

**2021029263 00196**

FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$712.00**  
 PRESENTED & RECORDED  
 06/02/2021 02:36:28 PM  
**LYNNE JOHNSON**  
 REGISTER OF DEEDS  
 BY: ANGELA BOOE  
 DPTY

**BK: RE 3614****PG: 3187 - 3188****NORTH CAROLINA GENERAL WARRANTY DEED****Excise Tax: \$712.00**

Parcel Identifier No. 5892-08-3285.00 Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_, 20

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

Mail/Box to: **23975 Park Sorrento, Calabasas, CA 91302**

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: **Lot 34 Doublegate, Section 2**

THIS DEED made this 12 day of May, 2021, by and between

GRANTOR

GRANTEE

**Ruth Tsipsis, Widow**

**Sellers Forwarding address:**  
**2187 Cherrywood Drive**  
**Clemmons, NC 27012**

**AMH NC Properties Two, L. P.**  
**Mailing Address : 2397 5 Park Sorrento ,3rd Floor**  
**Calabasas, CA 91302**  
**Property Address: 2875 Gray Moss 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 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 Bermuda Run, Davie County, North Carolina and more particularly described as follows:

***BEING KNOWN AND DESIGNATED as lot 34 of Doublegate, Section 2, a map and plat of which is recorded in Plat Book 38, Page 12 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which map is hereby made for a more particular description.***

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2609 Page 927.

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

A map showing the above described Property is Recorded in Plat Book 38 Page 12

Submitted electronically by "Hankin & Pack, PLLC"  
 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, and current years Ad Valorem Taxes.**

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

*Ruth Tsipitsis* (SEAL)  
Ruth Tsipitsis

\*\*\*\*\*  
State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Ruth Tsipitsis, Widow, personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 12 day of May, 2021.

My Commission Expires: 11/21/2022  
(Affix Seal)

*Melanie J. Snow*  
Melanie J. Snow Notary Public  
Notary's Printed or Typed Name

