

2021067271 00131FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$556.00**

PRESENTED & RECORDED

12/09/2021 01:43:11 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3661**PG: 3331 - 3332****NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax: \$556.00Parcel Identification No. 5883-87-7208.000Title Insurance Company: First American Title Insurance CompanyMail/Box to: OP SPE TPA1, LLC, a Delaware Limited Liability Company, 2150 East Germann Road, Suite 1, Chandler, AZ 85286This instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209Brief description for the Index: LOT 14, Lot 14, VILLAGE CLUB, SECTION ONETHIS DEED made this 7 day of December, 2021 by and between

| GRANTOR | GRANTEE |
|---------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| TKG Investments Remodeling and Sales LLC, a North Carolina Limited Liability Company | OP SPE TPA1, LLC, a Delaware Limited Liability Company |
| <i>Mailing Address:</i> 837 Osprey Ridge Road Winston-Salem, NC 27106 | <i>Mailing Address:</i> 2150 East Germann Road, Suite 1 Chandler, AZ 85286 |
| | <i>Property Address:</i> 185 Village Haven Circle 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 or parcel of land or condominium unit situated in the City of Clemmons, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 14, VILLAGE CLUB, SECTION ONE, as recorded in Plat Book 37 at Page 147, in the Office of the Register of Deeds Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above described property is subject to the Restrictive Covenants as recorded in Deed Book 1840, Page 3650, and modified in Deed Book 1868, Page 1684 in the Office of the Register of Deeds of Forsyth County, North Carolina.

The subject property is the same as that property described in Deed Book 2739, Page 108, Forsyth County Registry and is further designated as Tax Parcel Identifier Number 5883-87-7208 on the Forsyth County Tax Maps.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3654 Page 4086.

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

A map showing the above described property is recorded in Plat Book 37, Page 147.

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, Restrictions and Right of Way of Record.
- Ad Valorem Taxes for Current Year

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

TKG Investments Remodeling and Sales LLC, a North Carolina Limited Liability Company

By: Brad Kiger
Brad Kiger, Member/Manager

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG

I, Christopher Neal, Notary Public, do hereby certify that Brad Kiger, Member/Manager of TKG Investments Remodeling and Sales, LLC a North Carolina Limited Liability Company personally appeared before me this day and acknowledged the due execution of the foregoing instrument in the capacity indicated.

Witness my hand and official seal this 7 day of December, 2021.

Christopher Neal
Official Signature of Notary

My Commission Expires: 11/12/25

