

2022029372 00165

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$666.00

PRESENTED & RECORDED
 06/21/2022 03:30:33 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3702

PG: 1815 - 1817

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:	\$ <u>666.00</u>
Parcel ID:	5883-96-1819.000
Mail/Box to:	Grantee
Property Address:	460 Craver Pointe Drive, Clemmons, NC 27012
Prepared by:	This instrument prepared by Darren S. Cranfill, 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 39, Village Club, Section 1, PB37, PG 147

THIS GENERAL WARRANTY DEED ("Deed") is made on the 21 day of June 2022 by and between:

GRANTOR	GRANTEE
Drew Patrick Hoy and spouse, Vanessa Hoy 225 John Snyder Road Lexington, NC 27295	Chelsea Kristine Payne (unmarried and Jaxon Charles Gramer (unmarried) 460 Craver Pointe Road Clemmons, NC 27012

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in **Forsyth** County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 3431, page 2110.

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All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 37, page 147.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2022 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

Drew Hoy
Name: Drew Patrick Hoy

Vanessa Hoy
Name: Vanessa Hoy

Name: _____

Name: _____

Entity Name _____

By: _____

Name: _____

Title: _____

By: _____

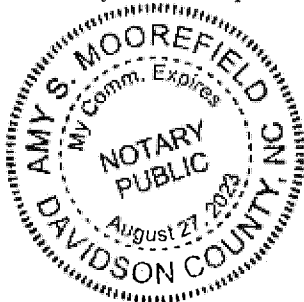
Name: _____

Title: _____

STATE OF NC, COUNTY OF Forsyth

I Amy S. Moorefield, a Notary of the above state and Davidson county, certify that the following person(s) personally appeared before me on the 21st day of JUNE 2022 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): Drew Patrick Hoy and spouse, Vanessa Hoy

Affix Notary Seal/Stamp



Amy S. Moorefield
Notary Public (Official Signature)

My commission expires: 8.27.2023

Exhibit "A"

BEING ALL of Lot No. 39, as shown on a recorded Plat entitled "VILLAGE CLUB, SECTION 1", as developed by The New Fortis Corporation, said Map prepared by Borum, Wade and Associates, P.A., October 18, 1994, said Plat being recorded in Plat Book 37, Page 147, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.