

2022044223 00144

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$720.00

PRESENTED & RECORDED

09/26/2022 02:44:26 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CARLA B FLEMING, DPTY

BK: RE 3719

PG: 3430 - 3432

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$720.00

Parcel Identification No. 5883-97-1386

Title Insurance Company: _____

Mail/Box to: Box 24

This instrument was prepared by: Hankin & Pack PLLC, 5955 Carnegie Boulevard, Suite 350, Charlotte, NC 28209

Brief description for the Index: Lot Number 30, Village Club Subdivision, Sec 1-A,THIS DEED made this 21 day of September, 2022 by and between**GRANTOR****AMH NC Properties, L.P., a Delaware Limited Partnership***Mailing Address:*23975 Park Sorento, 3rd Floor
Calabasas CA 91302**GRANTEE****Christopher Smart and Kofi Smart, a married couple***Mailing Address Property Address:**Property Address:*405 Craver Pointe 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 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 Number 30 as shown on the Map of VILLAGE CLUB SUBDIVISION, SECTION 1-A, as recorded in Plat Book 38, Page 115, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3318 Page 1416.

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 Map Book 38, Page 115.

Submitted electronically by "Law Office of Clint Calaway"
 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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions:

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

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

AMH NC Properties, L.P.,
a Delaware limited partnership

By: AH4R Properties, LLC, a Delaware Limited Liability Company

Its: General Partner


By: Helen Cho,

Its: Vice President - Real Estate Transactions

STATE OF _____
COUNTY OF _____

I, _____, Notary Public, do hereby certify that Helen Cho personally came before me this day and acknowledged that she is the Vice President of AH4R Properties, LLC, general partner of AMH NC Properties, L.P., a Delaware Limited Liability Company, and that by authority duly given and as the act of such entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and official seal this _____ day of September, 2022.

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles)

On September 21, 2022 before me, Leutece Varnado - Notary Public
(insert name and title of the officer)

personally appeared Helen Cho

_____, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

