

**2023002574 00189**

FORSYTH COUNTY NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$155.00**

PRESENTED & RECORDED  
01/25/2023 04:58:21 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: ANGELA BOOE, DPTY

**BK: RE 3738**

**PG: 406 - 407**

Excise Tax: \$ 155.00

**County of Forsyth**

Parcel Identifier No. 5875-70-3063

Brief Description: Lot 004 Woodview Estates P1

Property Addresses: 1023 Compass Rose Court, Lewisville, NC 27023

Mail/Box to: Grantee

This instrument was prepared by: Brant H. Godfrey

**NORTH CAROLINA GENERAL WARRANTY DEED**

THIS DEED made this the 19 day of January 2023, by and between

GRANTOR

**LRIG, LLC**

**A North Carolina Limited Liability Company  
1598 Westbrook Plaza Drive, Suite 200  
Winston-Salem, NC 27103**

GRANTEE

**Shane Wagoner Homes, Inc.  
A North Carolina Corporation  
PO Box 894  
Lewisville, NC 27023**

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 situated in Forsyth County, North Carolina, and more particularly described as follows:

**BEING KNOWN AND DESIGNATED** as Lot 4 as shown on the map of *Woodview Estates Phase 1* recorded in Plat Book 73, Pages 30 & 31 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

The above-described property does not include the primary residence of the Grantor.

The address for the Property is as follows: 1023 Compass Rose Court, Lewisville, NC 27023

**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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights-of-way of record, if any.**

Submitted electronically by "Kangur & Porter, LLP" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the duly authorized Manager of Grantor has hereto set his hand and seal for and on behalf of the Grantor.

LRIG, LLC  
BY HUBCO, LLC, MANAGER

By: *Brant H. Godfrey*  
Brant H. Godfrey, Manager of Hubco, LLC, Manager of LRIG, LLC

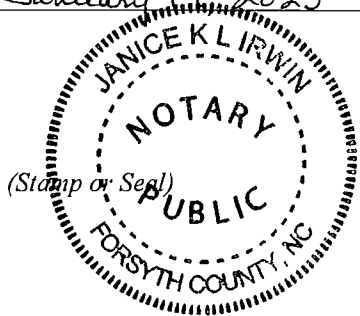
NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person(s) personally appeared before me this day, that I have personal knowledge (or have received satisfactory evidence) of the identity of said person(s), and that each acknowledged to me that he and/or she voluntarily signed the foregoing document for the purposes stated therein and in the capacity indicated: Brant H. Godfrey

Date: January 19, 2023

*Janice K. Irwin*, Notary Public

Janice K-L. Irwin (printed name)



My commission expires: 8/7/2027