

2024019395 00060FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$752.00PRESENTED & RECORDED
06/14/2024 12:32:16 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY
BK: RE 3811
PG: 1806 - 1808**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$752.00

PARCEL IDENTIFIER NO. 5883-97-1386

VERIFIED BY _____ COUNTY ON THE _____ DAY OF _____, 2024
THIS INSTRUMENT WAS PREPARED BY: 24 HOUR CLOSINGRETURN TO: 24 HOUR CLOSING 1320 MATTHEWS-MINT HILL ROAD, MATTHEWS, NC 28105
BRIEF DESCRIPTION FOR THE INDEX: Lot Number 30 as shown on the map of Village Club Subdivision

THIS DEED made this 10th day of June, 2024, by and between

GRANTOR	Title Company: <i>Investors Title Insurance Company</i> GRANTEE
Christopher Smart and spouse, Kofi Smart Mailing Address 405 Craver Point Dr. Clemmons, NC 27012	Tracey Carver Property Address: 405 Craver Point Dr. Clemmons, NC 27012 Mailing Address 405 Craver Point Dr. Clemmons, NC 27012

WITNESSETH: That said Grantor has remained and released and by these presents do remise, release, convey and forever convey unto Grantee, their heirs, and or successors and assigns, all right, title, claim and interest of the Grantor in and to a certain lot(s) or parcel of land 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.

Property Address: 405 Craver Point Drive, Clemmons, NC 27012
Parcel ID: 5883-97-1386

****This property is being purchase Subject to:**

Deed of trust from Christopher Smart and wife, Kofi Smart, Grantor to Jerry M. Harmon, Trustee for State Employees' Credit Union Beneficiary. Dated 09/26/2022 and recorded on 09/26/2022 in Book 3719 at page 3433, Forsyth County Public Registry, securing a principal note amount of \$360,000.00 Sub Trustee 3803/3488

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

submitted electronically by "Pinyan Law Office, PLLC d/b/a 24 Hour Closing"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The properties hereinabove described was acquired by Grantor by instrument recorded in Book 3719 at Page 3430.

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 lawful claims of all persons whomsoever, other than the following exceptions:

All such valid and enforceable easements, restrictions and rights of way of record and the lien of ad valorem taxes for the current year which the grantee herein assumes and agrees to pay.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Christopher Smart
Kofi Smart

Kofi Smart

STATE OF North Carolina

COUNTY OF Forsyth

I certify that ~~Christopher Smart and Kofi Smart~~, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

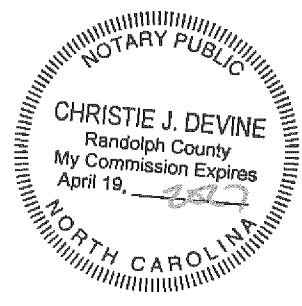
Witness my hand and Notarial stamp or seal this 17th day of June, 2024.

Notary Signature: *Christie J. Devine*

Notary's Printed Name: Christie J. Devine

[Notarial Seal]

My Commission Expires: 4/19/2027



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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 lawful claims of all persons whomsoever, other than the following exceptions:

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IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal the day and year first above written.

Christopher Smart
Christopher Smart

Kofi Smart

STATE OF North Carolina
CP

COUNTY OF Forsyth

I certify that ~~Christopher Smart and Kofi Smart~~, who is known to me or proved to me on the basis of satisfactory evidence to be the person described, personally appeared before me this day; acknowledging to me that he voluntarily signed the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 12th day of June, 2024.

Notary Signature: *Christie J. Devine*

Notary's Printed Name: Christie J. Devine

[Notarial Seal]

My Commission Expires: 4/19/2027

