

2024020850 00073

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$210.00

PRESENTED & RECORDED
06/26/2024 11:55:25 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3813
PG: 1246 - 1247

Excise Tax: \$ 210.00

Parcel Identifier No. 5874-79-3072.000

County of Forsyth

Brief Description: Lot 030 Woodview Estates P2

Property Addresses: 8921 Maltese Court, Lewisville, NC 27023

Mail/Box to: Grantee

This instrument was prepared by: Brant H. Godfrey, 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.

NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this the 11th day of June 2024, by and between

GRANTOR	GRANTEE
<p>LRIG, LLC A North Carolina Limited Liability Company</p>	<p>Maxey Builders, Inc. A North Carolina Corporation</p>
<p>1598 Westbrook Plaza Drive, Suite 200 Winston-Salem, NC 27103</p>	<p>118 Andrew Acres Road Kernersville, NC 27284</p>

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 the Town of Lewisville, Forsyth County, North Carolina, and more particularly described as follows (the "Property"):

BEING KNOWN AND DESIGNATED as Lot 030 as shown on the map of *Woodview Estates Phase 2* recorded in Plat Book 77, Page 181 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: 8921 Maltese Court, Lewisville, NC 27023.

Submitted electronically by "Thomas and Bennett"
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 Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor shall warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements, and rights-of-way of record, if any.**

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

**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: June 11, 2024

Janice K. L. Irwin
Janice K. L. Irwin, Notary Public
My commission expires August 7, 2027

(Stamp or Seal)

