

2021027974 00191

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$472.00

PRESENTED & RECORDED
 05/26/2021 02:12:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3612
PG: 4300 - 4302

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$472.00

Tax Parcel Identification Number: 6823-18-5367.000

This instrument was prepared by: T. Lawson Newton, a licensed North Carolina attorney. Delinquent taxes, if any, shall be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Address of the Grantee: 1945 Glenburn Drive, Winston Salem, NC 27127

Property address: 1945 Glenburn Drive, Winston Salem, NC 27127

Brief description for the Index: Lot 39, Camden Park

THIS DEED made this 25th day of May, 2021 by and between

GRANTOR

**CLAYTON PROPERTIES GROUP INC.,
 a Tennessee Corporation**

**5000 Clayton Road
 Maryville, TN 37804**

GRANTEE

**SEAN DANIEL LAFORCE and wife,
 MONICA LINDSEY LAFORCE
 Aka M. LaForce**

**1945 Glenburn Drive
 Winston Salem, NC 27127**

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 the County of **FORSYTH**, State of North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 39, as shown on the FINAL PLAT of CAMDEN PARK, Phase 2, as recorded in Plat Book 72, Page 74, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

This conveyance is made subject to the Declaration of Covenants, Conditions and Restrictions recorded in Book 3559 Page 393, and in Book 2747 Page 1058 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made. See the Declaration as it may be amended, for the content thereof.

submitted electronically by "Craig Jenkins Liipfert & Walker LLP"
 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.

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

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, other than the following exceptions: subject to easements and restrictions of record, if any; and 2021 property taxes.

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

CLAYTON PROPERTIES GROUP, INC.


By:  (SEAL)
STEPHEN L. JOHNSON, Assistant Secretary

STATE OF SOUTH CAROLINA

COUNTY OF RICHLAND

I, Chelsea L. Hawkins, a Notary Public for the County of Richland and State of South Carolina, do hereby certify **STEPHEN L. JOHNSON, Assistant Secretary of CLAYTON PROPERTIES GROUP, INC.**, personally appeared before me this day, and acknowledged the voluntary due execution of the foregoing instrument by them for the purposes therein stated.

Witness by name and Notarial stamp this 25th day of May, 2021.


 Notary Public
 Name: Chelsea L. Hawkins
 My Commission Expires: October 6, 2027

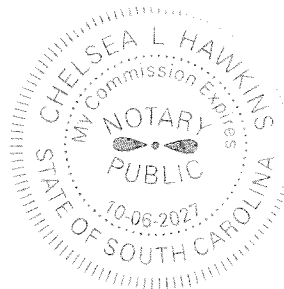


EXHIBIT "A"

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