

2023030361 00068

FORSYTH COUNTY NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$983.00

PRESENTED & RECORDED
 09/05/2023 12:40:15 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA BOOE, DPTY
BK: RE 3771
PG: 2131 - 2132

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$983.00

Tax Parcel Identification Number: 5892-68-5135.000

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: 5887 Clouds Harbor Trail, Clemmons, NC 27012

Property address: 5887 Clouds Harbor Trail, Clemmons, NC 27012

Brief description for the Index: Lot 61, Clouds Harbor

THIS DEED made this 5th day of September, 2023 by and between

GRANTOR

**Clayton Properties Group, Inc.,
 a Tennessee Corporation**

**5000 Clayton Road
 Maryville, TN 37804**

GRANTEE

**Robert Bogus, III and spouse,
 Hilary A. Bogus**

**5887 Clouds Harbor Trail
 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 situated in the County of Forsyth, State of North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 61 on the map entitled FINAL PLAT CLOUD'S HARBOR PHASE 1A as recorded in Plat Book 77 Page 127 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

SUBJECT to the restrictions recorded in Book 3737 Page 2855 in the Forsyth County Registry.

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 current year's 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)

Printed Name: Maureen Mouzakis


Title: Asst. Sec.

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 Maureen Mouzakis (Name), being the Asst. Sec. (Title) 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 5th day of September, 2023.


Notary Public
Name: Chelsea L Hawkins
My Commission Expires: 10/6/2027

