

2023043874 00123

FORSYTH COUNTY NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$496.00

PRESENTED & RECORDED
12/29/2023 02:43:06 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE, ASST
BK: RE 3787
PG: 2804 - 2805

NORTH CAROLINA SPECIAL WARRANTY DEED

Prepared by: Megan E. Phifer, 3000 Aerial Center Parkway, Suite 100, Morrisville, NC 27560
Grantee's address (return to): 1118 Evelynnview Lane, Kernersville, North Carolina 27284

NORTH CAROLINA
FORSYTH COUNTY

Revenue Stamps: \$ 496

Parcel ID#: 6874-27-5184

This Deed is made this 29th day of December, 2023, by and between **D.R. HORTON, INC., a Delaware corporation**, with address of 8001 Arrowridge Blvd., Charlotte, NC 28273, hereinafter called "Grantor," and **SUSHMITHA DONEPUDI and KIRAN KUMAR DONEPUDI, a married couple**, whose address is 1118 Evelynnview Lane, Kernersville, North Carolina 27284, hereinafter called "Grantee."

WITNESSETH:

That the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell and convey unto the Grantee, its successors and assigns, all that certain tract of real estate located in FORSYTH County, North Carolina, and more fully described as follows:

BEING all of Lot 9, Glennview Subdivision, Phase 1, revised, per plat and survey thereof recorded in Plat Book 77, Page 170-173, inclusive, Forsyth County Registry, to which plat reference is hereby made for a more particular description of same.

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

TO HAVE AND TO HOLD the above described tract of real estate, with all privileges and appurtenances thereunto belonging, to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against lawful claims of persons claiming, by, under or through Grantor, other than the following exceptions:

1. Ad valorem taxes for the year 2024 and subsequent years.
2. Restrictive covenants, utility easements and rights-of-way of record.
3. Any and all matters shown on the recorded plat(s).

Submitted electronically by "Bagwell Holt Smith P.A."
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 Grantor has hereunto set his hand and seal, or if corporate, has caused this Deed to be signed in its corporate names by its duly authorized officers and its seal to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

D.R. HORTON, INC.,
A Delaware corporation

By: Cindy Fowler
Cindy Fowler, Assistant Secretary

NORTH CAROLINA

GUILFORD COUNTY

I, Megan E. Phifer a notary public, do hereby certify that Cindy Fowler personally came before me this day and acknowledged that she is an Assistant Secretary of D.R. Horton, Inc., a Delaware corporation, and that she, as an Assistant Secretary, being duly authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal this the 29th day of December, 2023.

My commission expires: 3.28.2024

M E Phifer
Megan E. Phifer, Notary Public

(Affix Notary Seal)

