

2017020755 00084FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$452.00**

PRESENTED & RECORDED

05/30/2017 11:22:00 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SANDRA YOUNG

DPTY

BK: RE 3349**PG: 2327 - 2328****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$452.00

Parcel Identifier No. 6812-52-5111.00 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: Costner Law Office, PLLC, 717 Green Valley Road, Suite 200, Greensboro, NC 27408This instrument was prepared by: Costner Law Office, PLLC, 717 Green Valley Road, Suite 200, Greensboro, NC 27408Brief description for the Index: Lot 17, Rierson Farm SubdivisionTHIS DEED made this 25 day of May, 2017, by and between

GRANTOR

True Homes, LLC A DE Limited Liability Company

Mailing Address:

2649 Brekonridge Centre Drive, #104
Monroe, NC 28110

GRANTEE

Stella Ogake and Edwin Otieno, husband and wife

Property Address:

5259 Smoky Ridge Lane
Winston-Salem, NC 27127

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston-Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 17 of Rierson Farm, Section Four, as same is shown on map thereof recorded in Map Book 62, Page 159 in the Forsyth County Public Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3201 page 3938.

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

A map showing the above described property is recorded in Plat Book 62 page 159.

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 the 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 duly executed the foregoing as of the day and year first above written.

True Homes, LLC _____ (SEAL)
(Entity Name) Print/Type Name: _____

By: Mark W. Boyce _____ (SEAL)
Print/Type Name & Title: Mark W. Boyce, Manager Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina – County of _____
I, the undersigned Notary Public of the County and State aforesaid, certify that _____
_____ personally appeared before me this day and acknowledged
the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this
_____ day of _____, 20____.

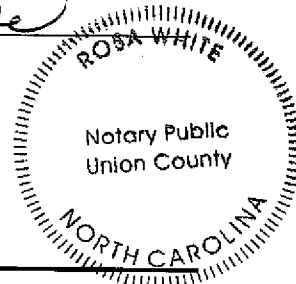
My Commission Expires: _____

Notary Public

State of North Carolina – County of Union
I, Rosa White, the undersigned Notary Public of the County and State aforesaid, certify that
Mark W. Boyce, personally appeared before me this day and acknowledged that he is the Manager of True Homes, LLC, and that by
authority duly given and as the act of such entity, he/she signed the foregoing instrument in its name on its behalf as its act and deed.
Witness my hand and Notarial stamp or seal, this 25th day of May, 2017.

My Commission Expires: 04.08.2019

Rosa White
Notary Public



The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page
shown on the first page hereof.

By: _____ Register of Deeds for _____ County
Deputy/Assistant – Register of Deeds