

2015025277 00020

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$170.00

PRESENTED & RECORDED

07/08/2015 09:15:13 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S L POINDEXTER

DPTY

BK: RE 3239**PG: 3002 - 3003****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$170.00

Parcel Identifier Number: Tax ID or Block & Lot: 6813-91-6450Mail/Box to: Grantee at 4164 Kennison Village Drive, Winston-Salem, NC 27127This instrument was prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 26, Map of Kennison Village

THIS DEED made this July 7, 2015 by and between

GRANTOR

Kenison Village Trust
 QAH Group, LLC, Trustee

Grantor Address:

3524 Yadkinville Road
 Winston-Salem, NC 27106

GRANTEE

Camilo Montoya

Buyer Address:

4164 Kennison Village Drive
 Winston-Salem, NC 27127

Property Address:

4164 Kennison Village Drive
 Winston-Salem, North Carolina 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lot 26, as shown on Map of Kennison Village, as recorded in Plat Book 45, Page 185, 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 property hereinabove described was acquired by Grantor by instrument recorded in .

A map showing the above described property is recorded in Plat Book 45, Page 185.

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 except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: Restrictive covenants recorded in Book 2366, Page 3950, Forsyth County Registry.

Easements and Restrictions of record.

2015 ad valorem taxes.

_____/_____ **THIS PROPERTY ☐ DOES ☐ DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.**

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)

Kennison Village Trust

QAH Group, LLC, Trustee
Jared Rogers, Managing Member

(SEAL)

By: _____

(SEAL)

ATTEST:

(SEAL)

Secretary (Corporate Seal)

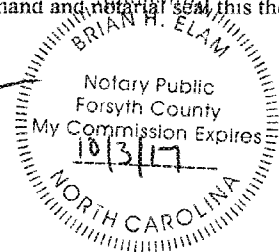
(SEAL)

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Jared Rogers, Managing Member of QAH Group, LLC as Trustee of Kennison Village Trust personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 7 day of July, 2015.

My Commission Expires: 10/3/17

Brian H. Elam, Notary Public



STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and _____ County, do hereby certify that _____, attorney in fact for _____, personally appeared before me this date, and being by me duly sworn, says that he executed the foregoing and annexed instrument for and in behalf of _____, and that his authority to execute and acknowledge said instrument is contained in and instrument duly executed, acknowledged and recorded in the Office of the Register of Deeds of Person County, North Carolina on the ____ day of _____, _____. and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said _____ acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said _____. Witness my hand and notarial seal, this ____ day of _____.

My Commission Expires: _____

Notary Public