

2020013395 00015FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$374.00

PRESENTED & RECORDED

04/03/2020 09:52:28 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3516**PG: 3435 - 3437****NORTH CAROLINA
GENERAL WARRANTY DEED****Excise Tax: \$374.00****Recording Time, Book and Page****Brief ID.****Lot 74 the Enclave at Meredith Woods****Parcel ID: 6833810275000**

Mail after recording to: McDonnell & Associates, PA 2442 Devine Street, Columbia, SC 29205

This instrument prepared by: John E. Mace, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds. NC-20380270

THIS DEED made this 31 day of March 2020 by and between**GRANTOR****LGI Homes-NC, LLC a North Carolina limited liability company****1450 Lake Robbins Drive, Suite 430, The Woodlands, TX 77380****GRANTEE****Kounnalong Xanamane****3910 Muddy Creek Drive, Winston Salem, NC 27107**

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 in Forsyth County, North Carolina and more particularly described as follows:

See Attached "Exhibit A"Submitted electronically by "McDonnell and Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Being the same property conveyed to LGI Homes - NC, LLC, a North Carolina limited liability company by deed of Ramey Properties, LLC, a North Carolina limited liability company a one half undivided interest and Hubbard Realty of Winston-Salem, Inc., a North Carolina corporation a one half undivided interest, jointly and severally both as tenants in common dated September 30, 2019 and recorded October 9, 2019 in Book 3486 at Page 2009 in the Office of the Register of Deeds for Forsyth County, NC.

A map showing the above described property is recorded in **Plat Book 70 at Page 124** and referenced within this instrument.

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

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:

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 officer(s), the day and year first above written.

LGI Homes-NC, LLC a North Carolina limited liability company

Signers Name: Susan Thompson

Signers Title: VP of Sales

NORTH CAROLINA, Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Susan Thompson as VP OF SALES for LGI Homes-NC, LLC a North Carolina limited liability company: Witness my hand and official stamp or seal, this the 30th day of MARCH, 2020.

My Commission Expires: 1/23/2025

John R. Evans
Notary Public

Print Notary Name: JOHN R EVANS

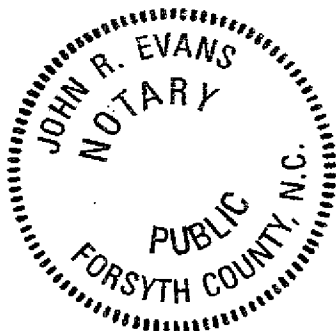


Exhibit A

Being all of Lot 74 in The Enclave at Meredith Woods, according to the plat thereof recorded in Plat Book 70, page 124, in the Office of the Register of Deeds of Forsyth County, NC.

Parcel ID: 6833810275000

Commonly Known As: 3910 Muddy Creek Drive, Winston Salem, North Carolina 27107