

2021032667 00183

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$684.00
 PRESENTED & RECORDED
 06/18/2021 02:51:58 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3618**PG: 4229 - 4231****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax:	\$ 684.00
Parcel ID:	5885-46-2576.000
Mail/Box to:	Grantee
Property Address:	800 Woodview Trail, Lewisville, NC 27023
Prepared by:	This instrument prepared by Darren S. Cranfill, 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.
Brief description for the Index:	Lot 82, Map of Section 2, Forest Wood at Sequoia Place

THIS GENERAL WARRANTY DEED ("Deed") is made on the 11 day of June 2021, by and between:

GRANTOR	GRANTEE
John Christopher Clark and wife, Sue Whitman Clark <u>4269 Limestone Court</u> <u>Clemmons, NC 27012</u>	AMH NC Properties Two L.P. <u>23975 Park Sorrento 3rd Floor</u> <u>Calabasas, CA 91302</u>

Enter in the appropriate block for each Grantor and Grantee their name, mailing address, and, if appropriate, state of organization and character of entity, e.g. North Carolina or other corporation, LLC, or partnership. Grantor and Grantee includes the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine or neuter, as required by context.

FOR VALUABLE CONSIDERATION paid by Grantee, the receipt and legal sufficiency of which is acknowledged, Grantor by this Deed does hereby grant, bargain, sell and convey to Grantee, in fee simple, all that certain lot, parcel of land or condominium unit in **Forsyth** County, North Carolina and more particularly described as follows (the "Property"):

**SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED
 BY REFERENCE AS IF SET FORTH FULLY HEREIN.**

All or a portion of the Property was acquired by Grantor by instrument recorded in Book 2084, page 3788.

All or a portion of the Property ☒ includes or ☐ does not include the primary residence of a Grantor.

A map showing the Property is recorded in Plat Book 41, page 18.

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to Grantee in fee simple. Grantor covenants with Grantee that Grantor is seized of the Property in fee simple, Grantor has the right to convey the Property in fee simple, title to the Property is marketable and free and clear of all encumbrances, and Grantor shall warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements and restrictions of record and 2021 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, Grantor has duly executed this North Carolina General Warranty Deed, if an entity by its duly authorized representative.

John Christopher Clark
Name: John Christopher Clark

Entity Name

Sue Whitman Clark
Name: Sue Whitman Clark

By: _____

Name: _____

Title: _____

Name: _____

Name: _____

By: _____

Name: _____

Title: _____

STATE OF North Carolina COUNTY OF Forsyth

I Dixie S Caudill, a Notary of the above state and county, certify that the following person(s) personally appeared before me on the 11 day of June 2021 each acknowledging to me that he or she signed the foregoing document, in the capacity represented and identified therein (if any): John Christopher Clark and wife, Sue Whitman Clark.

Dixie S Caudill
Notary Public (Official Signature)

My commission expires: 1-7-2024

Affix Notary Seal/Stamp

DIXIE S. CAUDILL
NOTARY PUBLIC
Stokes County
North Carolina
My Commission Expires Jan. 7, 2024

Exhibit "A"

BEING KNOWN AND DESIGNATED as Lot 82, as shown on the Map of Section 2, Forest Wood at Sequoia Place, as recorded in Plat Book 41, Page 18, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

SUBJECT TO Restrictive Covenants for Section 2, Forest Wood at Sequoia Place recorded in Book 2029, Page 2623, in the Office of the Register of Deeds of Forsyth County, North Carolina as the same may be amended from time to time.