

2021032700 00216
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$470.00
PRESENTED & RECORDED
06/18/2021 03:52:48 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CHELSEA B POLLOCK
DPTY
BK: RE 3618
PG: 4478 - 4479

Tax Lot No.: Parcel Identifier Number: 6803-28-2929
Excise Tax: \$ 470.00
Mail after recording to: GRANTEE
This instrument was prepared by: Kunkleman & Lucente, PLLC, Gregory L. Kunkleman/Sarah R. Lucente, Attorney (File # 209 Camden)
Brief description for the Index:

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 16 day of June 2021, by and between

GRANTOR	GRANTEE
Cynthia Pitts Rice, unmarried	AVHS NC I LLC, a Delaware Limited Liability Company
MAILING ADDRESS 7521 Red Mulberry Lane Charlotte, NC 28273	PROPERTY ADDRESS 1335 Camden Place Winston Salem, NC 27103 MAILING ADDRESS 16810 Kenton Drive Ste 180 Huntersville, NC 28078

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 the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING all of Lot 41, Camden Place Subdivision, as per plat thereof recorded in Plat Book 43 at Page 76, in the Office of the Register of Deeds of Forsyth County, North Carolina.

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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2243, Page 4507, for back reference.

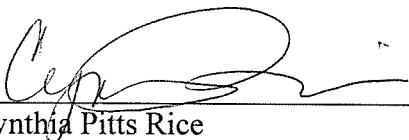
A map describing the above referenced property is recorded in Map Book 43, Page 76.

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 easements and restrictions recorded of record and the lien of the current year's ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand the day and year first above written.



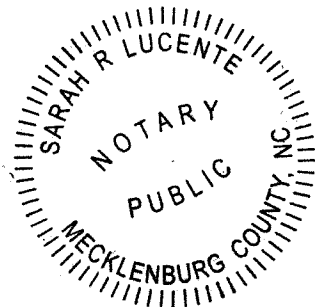
Cynthia Pitts Rice

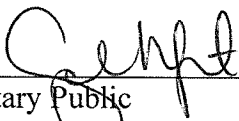
STATE OF NC

COUNTY OF Mecklenburg

I, the undersigned, a Notary Public of the County and State aforesaid, certify that Cynthia Pitts Rice appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp or seal this 16 day of June, 2021.





Notary Public
Sarah R. Lucente

Print Name

My Commission Expires: 9/26/22

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.

REGISTER OF DEEDS FOR Forsyth COUNTY

By: _____ Deputy/Assistant Register of Deeds.