



2024004399 00012
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED
02-13-2024 11:00:00 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: CARLA B FLEMING, DPTY

BK: RE 3792
PG: 3442-3444

NORTH CAROLINA GENERAL WARRANTY DEED

NO TITLE OPINION RENDERED

Excise Tax: \$0.00

Parcel Identifier No. 5894-27-5346.000 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Benbow, Davidson & Martin, P.C., 309 Davie Avenue, Statesville, NC 28677

This instrument was prepared by: Kolin Funk, Attorney at Law

Brief description for the Index: _____

THIS DEED made this 7th day of February 2024, by and between

GRANTOR	GRANTEE
Robert E. Fox, Sr. and wife, Barbara H. Fox 6294 Langdon Village Ct Clemmons, NC 27012	The Robert Eugene Fox Living Trust 6294 Langdon Village Ct Clemmons, NC 27012

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

Parcel #: 5894-27-5346.000
Property Address: 6294 Langdon Village Ct, Clemmons, NC 27012

See Exhibit A

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3102 page 736.

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 59 page 132.

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.

Original to: Katrina Hewitt

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:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

_____	<u>Robert E. Fox, Sr.</u>	(SEAL)
(Entity Name)	Print/Type Name: <u>Robert E. Fox, Sr.</u>	
By: _____	<u>Barbara H. Fox</u>	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: <u>Barbara H. Fox</u>	
By: _____	<u>for Barbara H. Fox</u>	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____	
By: _____	_____	(SEAL)
Print/Type Name & Title: _____	Print/Type Name: _____	

State of NC - County or City of Iredell
I, the undersigned Notary Public of the County or City of Iredell and State aforesaid, certify that Robert E. Fox, Sr. and wife, Barbara H. Fox 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 8 day of February, 2024.

My Commission Expires: 2/27/2025

Tonya Bailey
Notary Public
Tonya Bailey
Notary's Printed or Typed Name

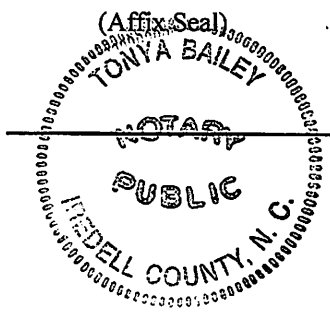


EXHIBIT A

Parcel #: 5894-27-5346.000

Property Address: 6294 Langdon Village Ct, Clemmons, NC 27012

BEING known and designated as Lot 49, as shown on the Plat of Langdon Village, Phase II, as recorded in Plat Book 59, Page 132, Forsyth County Registry, to which reference is hereby made for a more particular description and being the identical property conveyed to Robert E. Fox, Sr. and wife, Barbara H. Fox by general warranty deed recorded in Deed Book 3102, Page 736, Forsyth County Registry.

SUBJECT TO the Declaration of Covenants, Conditions, and Restrictions (Declaration) recorded in Book 2762, Page 683, Forsyth County Registry, to which reference is hereby made for the content thereof. The Declaration among other obligations requires payment of assessments to the Association, plan approval for exterior changes by the Association and membership in the Langdon Village HOA, Inc. See documents as they may be amended for their content.