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08/07/2018
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BY: CANDICE M STATION2018041606
GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDSNC FEE \$28.00
STATE OF NC
REAL ESTATE
EXTX \$406.00

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 406.00

Parcel Identifier No. 6896-22-3390.000 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: GranteeThis instrument was prepared by: Stegall & Clifford, PLLCBrief description for the Index: LOT 30, Kentland RidgeTHIS DEED made this 23 day of July 2018, by and between _____

GRANTOR

Marco Hall, and spouse
LaShon HallForwarding address:
180 BPW Club Road, Apt. D-11
Carrboro, NC 27510

GRANTEE

AMH NC Properties L.P., a Delaware Limited Partnership

Mailing address:
30601 Agoura Road, Suite 200
Agoura Hills, CA, 91301Property address:
177 Tysonridge Court
Kernersville, NC 27284

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 the City of Kernersville Kernersville Township, Forsyth & Guilford County, North Carolina and more particularly described as follows:

BEING all of Lot 30 of KENTLAND RIDGE, as same is shown on map thereof recorded in Map Book 172, Pages 21-22, a revision of Map Book 53, Pages 113-114, Forsyth County Public Registry.

Property Address: 177 Tysonridge Court, Kernersville, NC 27284The property hereinabove described was acquired by Grantor by instrument recorded in Book 3003 page 765.
All or a portion of the property herein conveyed X includes or _____ does not include the primary residence of a Grantor.A map showing the above described property is recorded in Plat Book 53 page 113.

Page 1 of 2

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:

This conveyance is made subject to all easements, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

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

(Entity Name) Marco Hall (SEAL)
Print/Type Name: Marco Hall

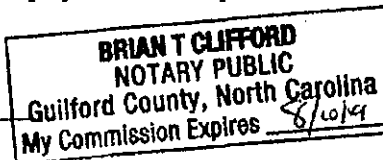
By: _____
Print/Type Name & Title: _____ LaShon Hall (SEAL)
Print/Type Name: LaShon Hall

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

By: _____ (SEAL)
Print/Type Name & Title: _____ Print/Type Name: _____

State of North Carolina - County or City of Guilford
I, the undersigned Notary Public of the County or City of Guilford and State aforesaid, certify that
Marco Hall & LaShon Hall 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 23 day of
May, 2012.

My Commission Expires: 8/10/14
(Affix Seal)



Brian T. Clifford
Notary's Printed or Typed Name

State of North Carolina - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ 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 _____ day of
_____, 20____.

My Commission Expires: _____
(Affix Seal)

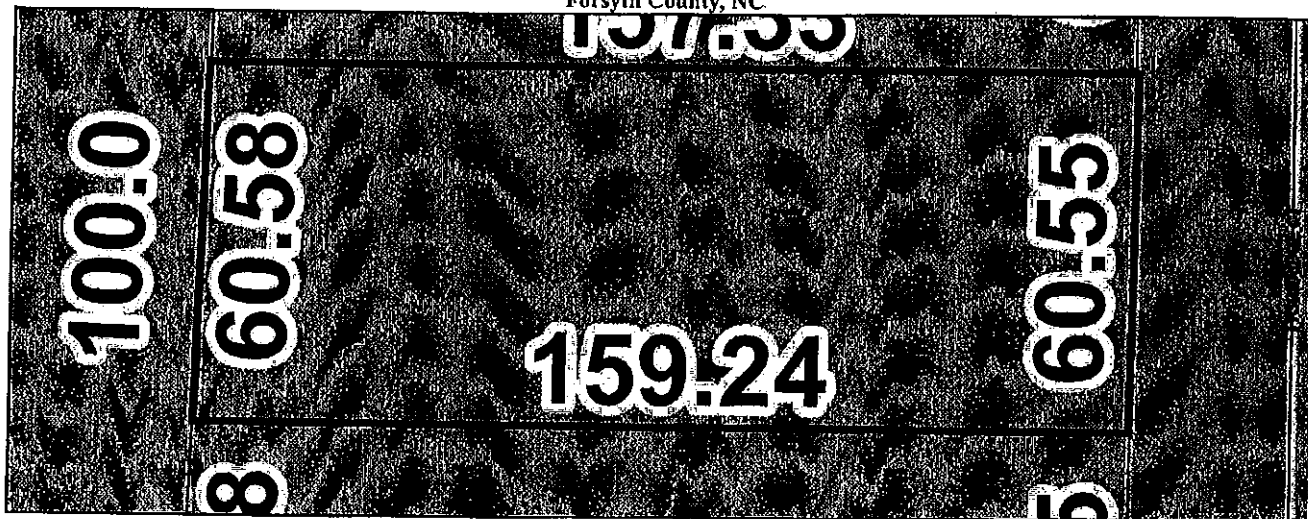
Notary's Printed or Typed Name

State of _____ - County or City of _____
I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
_____ personally came before me this day and acknowledged that
he is the _____ of _____, a North Carolina or
_____ corporation/limited liability company/general partnership/limited partnership (strike through the
inapplicable), and that by authority duly given and as the act of such entity, _____ he signed the foregoing instrument in its name on its
behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.


My Commission Expires: _____
(Affix Seal)

Notary's Printed or Typed Name

Forsyth County, NC



REID	6896223390000	Current Deed Date	9/24/2018
Parcel ID (PIN)	6896-22-3390.00	Current Deed Stamps	406
Property Address	177 Tysonridge CT	Assessment Method	COST
Block Lot	5402A030	Total Value	191900
Current Owner Name1	AMH NC PROPERTIES LP	Acreage	0.22
Current Owner Name2		CENSUS	32.02
Current Owner Address	177 TYSONRIDGE CT	PRZONING	RS12
Current Owner City St Zip	KERNERSVILLE NC 27284	MAPNUMBER	690862
Current Deed BkPg	003426-00693	Last Transaction Amount	203000

 Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale
1 inch = 24 feet
10/31/2018