

FORSYTH CO, NC 165 FEE: \$ 10.00
PRESENTED & RECORDED: 10/24/2001 4:26PM
DICKIE C. WOOD REGISTER OF DEEDS BY: HOODVA
STATE OF NC REAL ESTATE EXT: \$ 46.00
BK 2207 P 2175 - P 2176

Excise Tax \$ 46.00

Recording Time, Book and Page

Tax Lot No. 730 / Lots 103 & 211 Parcel Identifier No.
Verified by County on the day of
by

Mail after recording to ^{Box 69} Stafford R. Peebles, Jr., Peebles & Schramm, P.C., 102 South Cherry Street, Winston-Salem, NC 27102

This instrument was prepared by Peebles & Schramm, P.C., 102 South Cherry Street, Winston-Salem, NC 27102

Brief description for the Index



NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 28th day of September, 2001, by and between

GRANTOR

Charles F. Speranza and wife,
Hildegard A. Speranza

GRANTEE

Joel Roman Garcia and wife,
Irma Alverado Roman
2112 Old Lexington Road
Winston-Salem, NC

Enter in appropriate block for each party: name, 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 or parcel of land situated in the City of Winston-Salem, Township,

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

Beginning at an iron stake on the West side of Old Lexington Road, the Southeast corner of a lot purchased by Roy Setzer and wife (Deed Book 409, Page 171 and Plat Book 8, Page 174) and running thence along the West side of said road, South 25 feet to a stake; thence north 75 degs., 30 min. West 132.6 feet to a stake; thence North 14 deg. 30 min. East 89 feet to a stake in the South line of Junia Avenue; thence South 75 deg. 30 min. East along the South side of said avenue 8 feet to a point; thence South 14 deg. 30 min West 64 feet to the North side of the large portion of this tract; thence South 76 deg. 30 min. East 128.6 feet to the place of BEGINNING. Being known and designated as Lots 103 and 211, Block 730 of the Forsyth County Tax Maps and being composed of 4 separate tracts as deeded to C.A. Swaney and wife in Deed Book 472, page 61, 528, page 259, 538, page 318, and 810, page 417 and being owned by Mr. and Mrs. C.A. Swaney until their deaths in 1966 and 1987 respectively and now owned by their daughter Mary Ann Swaney Bunn. See Ex. files 6176 and 6409.

The property hereinabove described was acquired by Grantor by instrument recorded in

A map showing the above described property is recorded in Plat Book 8 page 174

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

(Corporate Name)
By:
President
ATTEST:
Secretary (Corporate Seal)

USE BLACK INK ONLY

Charles F. Speranza (SEAL)
Hildegard A. Speranza (SEAL)

SEAL-STAMP

FLORIDA NORTH CAROLINA, Forsyth Pine H.S. County.



I, a Notary Public of the County and State aforesaid, certify that Charles F. Speranza and wife, Hildegard A. Speranza Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 7th day of October, 2001.

My commission expires: NW 8, 2004 Notary Public

SEAL-STAMP

NORTH CAROLINA, County.

Use Black Ink

I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of

My commission expires: Notary Public

The foregoing Certificate(s) of Jessie Jones

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.

DICKIE C. WOOD, REGISTER OF DEEDS

REGISTER OF DEEDS FOR FORSYTH COUNTY
By Deputy/Assistant - Register of Deeds