

2005009639 00104

FORSYTH CO, NC FEE \$17.00
STATE OF NC REAL ESTATE EXT

\$67.00

PRESENTED & RECORDED:

02-16-2005 11:26 AM

DICKIE C WOOD
REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2541

PG: 3300-3301

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 67.00

Parcel Identifier No. 1617 047 Verified by _____ County on the _____ day of _____, 20____
By: _____Mail/Box to: Grantee at address below.This instrument was prepared by: Bunch & Associates, PLLC, 514 S. Stratford Road, Suite 240, Winston Salem, NC 27103Brief description for the Index: LOT 47, CARLTON BLUFFTHIS DEED made this 15th day of February, 2005, by and between

GRANTOR

Uzziel Etena Olivares and wife,
Leticia Gonzalez

GRANTEE

Joshua Henry (married)
Abraham Mendez (married)
2634 Dudley Street
Winston-Salem, NC 27107

ENVELOPE

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:

BEING KNOWN AND DESIGNATED as Lot No. 47 as shown on the Map of CARLTON BLUFF, which is recorded in Plat Book 8 at Page 89 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

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

A map showing the above described property is recorded in Plat Book _____ page _____.

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: Subject to Easements, Rights of Way and Restrictions of record, if any, and Ad Valorem taxes prorated through the date herewith.

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

(Entity Name)

X Uzziel Elena Olivares (SEAL)
Uzziel Etena Olivares

By: _____
Title: _____

X LETICIA GONZALEZ (SEAL)
Leticia Gonzalez

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Uzziel Etena Olivares and wife, Leticia Gonzalez 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 15th day of February, 2005.

My Commission Expires: 5/10/2009



[Signature]
Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County 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: _____

Notary Public

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

Witness my hand and Notarial stamp or seal, this _____ day of _____, 20__.

My Commission Expires: _____

Notary Public

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.

By: _____ Register of Deeds for _____ County
Deputy/Assistant - Register of Deeds

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STATE OF NC - FORSYTH CO

The foregoing certificate(s) of:

Tracy L. Jones NP(s)
is certified to be correct at the date of recordation shown on the first page thereof,
Dickie C. Wood, Register of Deeds by: [Signature] Deputy/Asst.