

2006067407 00068
 FORSYTH CO, NC FEE \$17.00
 STATE OF NC REAL ESTATE EXT
\$930.00
 PRESENTED & RECORDED:
 10-25-2006 10:24 AM
 DICKIE C WOOD
 REGISTER OF DEEDS
 By: PATSY RUTH DAVIS DPTY
BK:RE 2703
PG:3619-3620

EXCISE TAX \$ 930.⁰⁰

DRAFTED BY and RETURN TO: Norman L. Nifong, Attorney (Box 33)

MAIL FUTURE TAX BILLS TO: Grantees.

PROPERTY ADDRESS: 836 Wellington Road, Winston-Salem, NC 27106

BLOCK: 2217 LOT: 005

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 6th day of October, 2006, by and between

GRANTOR	GRANTEE
MICHAEL E. CZARNECKI and wife, COURTNEY T. CZARNECKI	FRANCISCO D. CARRILLO and wife, MARINA NUNEZ

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 Grantors, in consideration of One Hundred and No/100 (\$100.00 & OVC) Dollars and Other Valuable Considerations paid by the Grantees, the receipt of which is hereby acknowledged, have and by these presents do grant, bargain, sell and convey unto the Grantees in fee simple, all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron stake in the west edge of Wellington Road (formerly Robin Hood Road and also formerly sometimes referred to as Westview Drive Extension, Pine Valley Road Extension, and Kinleigh Road), said point being 400 feet southwardly from a point where the extension of the southern line of Brookstown Road intersects with the extension of the western line of Wellington Road, it also being the southeast corner of a lot deeded to H.W. Lee and wife, Vera E. Lee, by deed recorded in Deed Book 442, Page 256, and running thence in a westerly direction along said Lee's south line 271 feet, more or less, to an iron stake in the dividing line between the Shaffner Estate and the Cromer Estate; running thence southwardly along the said dividing line between the Shaffner and Cromer Estates 100 feet to an iron stake in the northwest corner of a lot formerly sold to W. E. Church; running thence in an eastwardly direction along the north line of said Church lot and parallel with the first call above 271 feet, more or less, to an iron stake in the west line of Wellington Road; running thence along the west line of said Wellington Road in a northwardly direction 100 feet to the point of **BEGINNING**, being a lot fronting 100 feet on the west side of Wellington Road and extending westwardly of that width at right angles to said road to the line between the Shaffner Estate and the Cromer Estate.

There is also hereby conveyed a strip of land 30 feet wide and 100 feet long lying eastwardly from and adjacent to the above-described lot between its northern and southern boundaries which said 30-foot strip shall go to the center of Wellington Road, said strip of land, however,

being subject to the right of the public therein for street purposes and as to this said strip the general warranty herein set out below does not apply.

The above-described property being the identical property as described in deed recorded in Book 1870 at Page 451, Forsyth County Registry.

This conveyance is made subject to restrictions of record.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantees in fee simple. And the Grantors covenant with the Grantees, that the Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances and that the Grantors will warrant and defend the title against the lawful claims of all persons whomsoever, except as above set forth.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and adopted the printed word [SEAL] as their own seal.

Michael E. Zarnecki [SEAL]
MICHAEL E. CZARNECKI

Courtney T. Zarnecki [SEAL]
COURTNEY T. CZARNECKI

STATE OF NORTH CAROLINA – Forsyth County

I, Jane A. Cox, a Notary Public in and for said county and state, do hereby certify that **MICHAEL E. CZARNECKI** and wife, **COURTNEY T. CZARNECKI** personally appeared before me this day and each acknowledged to me that he and she voluntarily executed the foregoing document for the purposes therein stated.

WITNESS my hand and notarial stamp or seal, this the 10th day of October, 2006.

Jane A. Cox
NOTARY PUBLIC

My Commission Expires:

6-22-2010

