

2006071339 00215

FORSYTH CO, NC FEE \$14.00  
STATE OF NC REAL ESTATE EXTX

\$12.00

PRESENTED &amp; RECORDED:

11-10-2006 01:44 PM

DICKIE C WOOD  
REGISTER OF DEEDS

By: TIMOTHY R WILLIAMS ASST

BK: RE 2708

PG: 1640-1640

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$12.00

Parcel Identifier No. \_\_\_\_\_ Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
By: \_\_\_\_\_

Mail/Box to: 137

This instrument was prepared by: Attorney Lorraine Mortis

Brief description for the Index: Lots 24-26, Map of Marvin Heights

THIS DEED made this 26<sup>th</sup> day of September, 2006, by and between

GRANTOR

JIMMY D. CLOWERS, UNMARRIED

6817 Roberta Road  
Ocean Isle Beach, NC 28469

GRANTEE

CARLOS ZEPEDA AND MARIA ZEPEDA

242 Marvin Blvd.  
Winston Salem, NC 27105

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

Lying and being North of the City of Winston Salem, North Carolina in, Old Town Township and Being known and designated as lot numbers 24, 25, and 26 of the Map of Marvin Heights as recorded in Plat Book 3, Page 42A.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2248, Page 3339, Forsyth County Register of Deeds.

A map showing the above described property is recorded in Plat Book 3, Page 42A.

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:

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

Jimmy D. Clowers (SEAL)  
JIMMY D. CLOWERSState of North Carolina County of BrunswickDeborah Pittman the undersigned Notary Public of the County and State aforesaid, certify that JIMMY D. CLOWERS 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 26 day of September, 2006.My Commission Expires: 9-29-2009Notary Public: Deborah Pittman