

ENVELOPE

2007017529 00258  
 FORSYTH CO, NC FEE \$20.00  
 STATE OF NC REAL ESTATE EXT  
**\$166.00**  
 PRESENTED & RECORDED:  
 03-28-2007 03:00 PM  
 DICKIE C WOOD  
 REGISTER OF DEEDS  
 By: PATSY RUTH DAVIS DPTY  
**BK:RE 2740**  
**PG:1644-1646**

## NORTH CAROLINA SPECIAL WARRANTY DEED

MHS

Morris|Hardwick|Schneider

Excise Tax: ~~156.00~~ 166.00

Parcel Identifier No.

Verified by \_\_\_\_\_ County on the \_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

By: \_\_\_\_\_

Mail/Box to: *Juan Alberto Mendez and Mara Young, ; 1116 Wooded Avenue, Winston Salem, NC 27105*

This instrument was prepared by: *Morris | Hardwick | Schneider, PLLC., 6525 Morrison Boulevard, Suite 115, Charlotte, North Carolina 28211*

Brief Description for the Index: Metes and BoundsTHIS DEED made this 26<sup>th</sup> day of MARCH, 2007 by and between

GRANTOR

GRANTEE

*SunTrust Bank*

*Juan Alberto Mendez Lopez and Wife,  
 Mara Young  
 Tenants By The Entirety*

*1001 Semmes Avenue  
 Richmond, VA 23224*

*Property Address:  
 1116 Wooded Avenue  
 Winston Salem, NC 27105*

*Mailing Address:  
 1116 Wooded Avenue  
 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, Middlefork**

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

See Attached Exhibit "A"

The property hereinabove described was acquired by Grantor by instrument recorded Book RE 2680 Page 1237-1239

A map showing the above described property is recorded in Book of Plats 12 Page 70

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 has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than the following exceptions: Ad Valorem Taxes for the current year not yet due and payable, and all easements, covenants, and restrictions which may or may not appear of record

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

SunTrust Bank

By:  (SEAL)

Of: SunTrust Bank **Jackie W. Ballos,**  
Vice President

Title: \_\_\_\_\_

STATE OF

Virginia

CITY  
COUNTY OF

Richmond

I, Carla J. Mosley, a Notary Public for said County and State, do hereby certify that Jackie W. Ballos, either being personally known to me or proven by satisfactory evidence, personally came before me this day, and acknowledged that he/she is the **Vice President** of SunTrust Bank, a Virginia corporation/limited liability company (strike the inapplicable) and that (s)he, as **Vice President** being authorized to do so, voluntarily executed the foregoing on behalf of the corporation/limited liability company (strike the inapplicable) for the purposes stated therein.

WITNESS my hand and official seal this the 16 day of March, 2007.

  
Notary Public

My Commission expires: 7/31/07

The foregoing Certificate(s) of \_\_\_\_\_

Is/are certified to be correct. This instrument and this certificate are duly registered at the date and time in the Book and Page shown on the first page hereof.

Register of Deeds for \_\_\_\_\_

County

By: \_\_\_\_\_

Deputy/Assistant Register of Deeds.

**EXHIBIT "A"**

All that certain parcel of land in Township of Middlesex #1, Forsyth County, State of North Carolina, as more fully described in Deed Book 836, Page 423, ID# 2367 060, being known and designated as:

BEGINNING at a stake in the south line of Wooden Avenue North, the northwest corner of Lot No. 59; running thence in a southerly direction along the west line of Lot No. 59 and the rear line of Lot Nos. 53 through 58, a distance of 210 feet to a stake; running thence westwardly along the rear line of Lots 41 through 45, a distance of 150 feet to a stake; running thence northwardly along the line of Lot No. 65 a distance of 210 feet to a stake in the south line of Wooded Avenue North; running thence eastwardly with the line of said Wooded Avenue, a distance of 150 feet to a stake, the point of beginning. Being known and designated as Lot Nos. Sixty (60), Sixty-One (61), and Sixty-Two (62), Sixty-Three (63) and Sixty-Four (64) as shown on map of property of R.H. Cox Estate recorded in Book of Plans No. 12, Page 70 located in the Office of the Register of Deeds of Deeds of Forsyth County, North Carolina, to which reference is hereby expressly made for a more full, complete and particular description.

Said property is commonly known as 1116 Wooded Avenue N., Winston Salem, NC 27105.