

ENVELOPE

2007056967 00259

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

\$330.00

PRESENTED &amp; RECORDED:

09-27-2007 04:03 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: PATSY RUTH DAVIS DPTY

BK: RE 2785

PG: 4418-4419

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax:

Parcel Identifier No. 1049 034 Verified By \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: \_\_\_\_\_ Grantee: 1705 West Academy Street Winston-Salem, NC 27103

Send Future Tax Bills to: \_\_\_\_\_ Same as above

This instrument was prepared by: Tornow &amp; Kangur, L.L.P.

Brief description for the Index: Lot 34 Prop. Of Fred Anderson

THIS DEED made this 27<sup>th</sup> day of September 20 07, by and between

## GRANTOR

SUSANNAH VINES FRANKLIN WINSTEAD  
A/K/A SUSANNAH F. BUSS, SUSANNAH VINES  
FRANKLIN BUSS; SUSANNAH FRANKLIN  
BUSS AND SUSANNAH VINES FRANKLIN,  
and husband MARK SAUNDERS WINSTEAD

## GRANTEE

ESTEBAN GARCIA VELEZ and wife  
SARAH F. GARCIA

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, North Carolina and more particularly described as follows:

Being known and designated as Lot No. 34 as shown on the Map of Mrs. (Dr.) Fred Anderson Property as recorded in Plat Book 5, Page 30 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 2566 page 4264  
A map showing the above described property is recorded in Plat Book 5 page 30.

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 all easements, rights-of-way, and restrictions of record, if any, and ad valorem taxes for the current year.**

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

 (SEAL)  
SUSANNAH VINES FRANKLIN WINSTEAD

 (SEAL)  
MARK SAUNDERS WINSTEAD

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

Forsyth County, North Carolina

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in capacity indicated: Susannah Vines Franklin Winstead a/k/a Susannah F. Buss Susannah Vines Franklin

Buss; Susannah Franklin Buss; and Susannah Vines Franklin and husband Mark Saunders Winstead

Date: 09/26/07

**VICKI L. FOWLER**  
Notary Public - North Carolina  
Forsyth County

(Official Seal)

  
Official Signature of Notary Public

Vicki L Fowler  
Notary's printed or typed name

My Commission Expires: NOV 20, 2010

State of \_\_\_\_\_ - 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 each 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

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