

2008017395 00304

FORSYTH CO, NC FEE \$20.00
STATE OF NC REAL ESTATE EXT**\$167.00**

PRESENTED & RECORDED:

04-04-2008 04:28 PM

KAREN GORDON

REGISTER OF DEEDS

BY: PATSY RUTH DAVIS

DPTV

BK: RE 2823**PG: 2690-2692**

ENVELOPE

**NORTH CAROLINA
GENERAL WARRANTY DEED**Excise Tax: **\$167.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No:

Mail after recording to: **John A. Meadows, Esquire, 2596 Reynolda Road, Suite C, Winston-Salem, NC 27106**This instrument was prepared by: **John A. Meadows, Esquire**THIS DEED made this 4 day of April 2008, by and between

GRANTOR

Winston-Salem City Employees' Credit Union

GRANTEE

Genaro Mondragon, Single Person**Property Address: 1005 Ada 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 and more particularly described as follows:

See Attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book ___, Page ___, County Registry.

A map showing the above described property is recorded in Plat Book 9, Page 117, and referenced within this instrument.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be

signed in its corporate name by its duly authorized officer(s), the day and year first above written.

Winston-Salem City Employees' Credit Union _____ (SEAL)
(ENTITY NAME)

By: Carol Shan Nault (SEAL)
Carol Shan Nault _____ (SEAL)
Title: Vice President of Lending/Risk Management

By: _____ (SEAL)
Title: _____

_____ (SEAL)

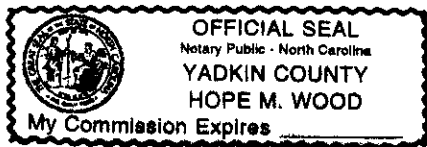
STATE OF NORTH CAROLINA)

)

COUNTY OF FORSYTH)

I, a Notary Public of the County and State aforesaid, certify that CAROL SHAN NAULT personally came before me this day and acknowledged that she is Vice President of Lending/Risk Management of Winston- Salem City Employees Credit Union and that said writing was signed and sealed by her on behalf of said Winston-Salem City Employees Credit Union by its authority duly given.

Witness my hand and official seal, this 4 day of April, 2008.



Hope M. Wood
Notary Public
My Commission Expires 11-22-2008

STATE OF NORTH CAROLINA, FORSYTH COUNTY ss:

The foregoing certificate(s) of _____

is 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 _____
Deputy/Assistant - Register of Deeds

Exhibit A

BEING known and designated as Lot Numbers 52, 53 and 54, as shown on the Map of A.T. Cox as recorded in Plat Book 9, Page 117, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.