

Mail after recording to/Grantees Address 709 Nowton Street, Winston-Salem, NC 27105

(N. C. Bar Assoc. Form No. 3A [C] 1977)

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This instrument was prepared by <u>Carl E. Bell</u>

Brief description for the Index

## NORTH CAROLINA SPECIAL WARRANTY DEED

THIS DEED made this 20 day of April, 2009, by and between ORBIT ENTERPRISES, LLC, hereafter called Grantor and GUSTAVOP. HERNANDEZ and wife, STENNETT R. HERNANDEZ, hereafter called Grantee. 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 Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 191 as shown on the plat of R. Don Cain Phase Five, Sheet Two, recorded in Plat Book 36, Page 65, Forsyth County Registry, to which plat reference is hereby made for a more particular description of which plat is incorporated herein by this reference.

Property Address:

6069 Cain Forest Drive

Walkertown, NC 27051

NO TITLE SEARCH WAS REQUESTED OR PERFORMED.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2594, Page 2368, Forsyth County Registry.

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, for the period of time the Grantor has owned the property. Title to the property hereinabove described is subject to the following: none.

IN WITNESS WHEREOF, each Grantor has hereunto set his hand and seal, the day and year first above written.

ORBIT ENTERPRISES, LLO

. Member/Manager

(SEAL)

STATE OF NORTH CAROLINA

**COUNTY OF SURRY** 

Witness my hand and official seal this the  $20^{\frac{11}{2}}$  day of April , 2009.

**Notary Public** 

My Commission Expires:

SUSAN L. JORDAN
Notary Public
Surry County
State of North Carolina
Ny Comm. Expires 10-28-2013