



2010017768 00194

FORSYTH CO, NC FEE \$22.00

NO TAXABLE CONSIDERATION

PRESENTED &amp; RECORDED:

05-13-2010 04:27:00 PM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDSBY: PATSY RUTH DAVIS  
DPTY

BK: RE 2945

PG: 3252-3253

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$0.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6838-60-6419.00

Mail after recording to: BOX 24

This instrument was prepared by: CLINT CALAWAY- NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 13 day of MAY, 2010 by and between

**GRANTOR**

WILBER MARENCO, single  
5221 COX BLVD.  
WINSTON SALEM, NC 27105

**GRANTEE**

ISABELA RAMIREZ, single  
5119 OLD RURAL HALL ROAD  
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:

**BEING all of Lot #9 and #10 as shown on the plat of the property of the W.H. Cox Estate designated as the "DOWER TRACT" which is platted and recorded in Plat Book 10 at Page 79 in the Office of the Register of Deeds of Forsyth County, North Carolina, and fronting on the east side of the Old Rural Hall Road a distance of 60' each and extending back between parallel lines a distance of 187.4 feet on the north side and 193.9 feet on the south side of said lots.**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2335 Page 6419, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 10, Page 79, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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.

\_\_\_\_\_  
(ENTITY NAME)

Wilber OMARENCO (SEAL)  
WILBER MARENCO

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

\_\_\_\_\_  
(SEAL)

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

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: WILBER MARCENO Witness my hand and official stamp or seal, this the 13 day of May, 2010.

My Commission Expires: 3-25-15

Kimberly Longbottom  
Notary Public

Print Notary Name: Kimberly Longbottom

**KIMBERLY LONGBOTTOM**  
NOTARY PUBLIC  
Davidson County, North Carolina  
My Commission Expires March 25, 2015

NORTH CAROLINA Forsyth COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: \_\_\_\_\_ Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_