



2010024815 00122

FORSYTH CO. NC FEE \$25.00
STATE OF NC REAL ESTATE EXT**\$164.00**

PRESENTED & RECORDED:

07-01-2010 12:53:00 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH
DPT**BK: RE 2953****PG: 1387-1389****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$

Box 76

Parcel Identifier No.: 6857-71-2906.00 (Block 3254, Lot 012C)

Return after recording to: Tornow & Kangur, LLP, 1340 Westgate Center Drive, Winston-Salem, NC 27103

Mail tax bills to Grantee: 4680 Reidsville Rd. Winston-Salem, NC 27101

This instrument was prepared by: Tornow & Kangur, LLP

Brief description for the Index: 1.71 acres +/- Reidsville Rd.

THIS DEED made this 24th day of June, 2010, by and between,

GRANTOR	GRANTEE
JAMES STEVEN MARTIN, SR. and wife ERNESTINE W. MARTIN Mailing Address: 907 Peacehaven Rd. Winston-Salem, NC 27103	JAMES G. MACHADO, unmarried and MONIQUE RENEE PERRIN-MACHADO, unmarried Mailing Address: 4680 Reidsville Rd. Winston-Salem, NC 27101

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

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does ☐ , does not ☒ include the primary residence of the Grantor(s).

The property hereinabove described was acquired by Grantor by instruments recorded in Book 1833, Page 1966, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book , Page .

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.

James Steven Martin (SEAL)
James Steven Martin, Sr.

Ernestine W. Martin (SEAL)
Ernestine W. Martin

State of North Carolina, County of Forsyth

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 herein and in the capacity indicated: James Steven Martin, Sr. and wife Ernestine W. Martin.

Date: 6-30-10

T. Thomas Kangur, Jr.
Notary Public

My Commission Expires: 10-24-2011

T. Thomas Kangur, Jr.
printed or typed name of notary public

T. THOMAS KANGUR, JR.
Notary Public - North Carolina
Forsyth County

State of _____, County of _____

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 herein and in the capacity indicated:

Date: _____

Notary Public

My Commission Expires: _____

printed or typed name of notary public

EXHIBIT A

BEGINNING at an established iron pin within the eastern right of way of U.S. Highway 158, said existing iron pipe being the western corner of the Theresa M. Gagan property as described in Deed Book 1650, Page 144, Forsyth County Registry where said Gagan property intersects within the said right of way of U. S. Highway 158; thence along said Gagan property crossing the eastern right of way of said U. S. Highway 158 South 36° 25' 00" East 308.45 feet to an existing iron pipe; thence continuing with said Gagan property North 68° 00' 00" East 95.36 feet to an existing iron pipe in the M. M. Westmoreland Heirs property; thence with said Westmoreland Heirs property South 05° 40' 23" West 345.00 feet to an existing iron pipe in the Charles E. Robertson property as described in Deed Book 1337, Page 272, Forsyth County Registry; thence with said Robertson property crossing the branch, North 37° 41' 23" West 487.06 feet to an axle; thence North 24° 41' 00" East 65.95 feet to an existing pipe; thence North 19° 11' 16" West, crossing the eastern right of way of U. S. Highway 158 60.40 feet to an existing iron pipe within said right of way; thence North 44° 35' 46" East 75.00 feet to the point and place of BEGINNING, being 1.71 acres, more or less, according to an unrecorded map or plat by Larry L. Callahan, R. L. S., dated August 30, 1990.