



2011014466 00082

FORSYTH CO, NC FEE \$25.00
STATE OF NC REAL ESTATE EXT
\$24.00

PRESENTED & RECORDED:
04-15-2011 11:36:03 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTV

BK: RE 2998

PG: 151-153

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: _____
Parcel Identifier No. _____ Verified by original to Rev Short County on the _____ day of _____, 20____
By: _____

Mail/Box to: SHORT BOX 93

This instrument was prepared by: RONALD J. SHORT

Brief description for the Index: LOT ON OLD GREENSBORO ROAD; LOT ON 22ND STREET; LOT ON SHILOH CHURCH ROAD

THIS DEED made this _____ day of April 2011, by and between

GRANTOR

GRANTEE

**CHESTLEY J. HYATT
AND WIFE
SHIRLEY W. HYATT
508 S. WESTVIEW DRIVE
WINSTON-SALEM, NC 27103**

**TERESA DE JESUS CISNEROS
401 E. 32ND STREET
WINSTON-SALEM, NC 27105**

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 ATTACHED EXHIBIT A

This property is not the primary residence of the Grantors _____

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2878 page 2699.

Tract I; Book 1230 Page 1148 Tracks II + III

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:

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

 (Entity Name)

By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____
 By: _____ (SEAL)
 Title: _____

Chestley J. Hyatt (SEAL)
 CHESTLEY J. HYATT
Shirley W. Hyatt (SEAL)
 SHIRLEY W. HYATT

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that CHESTLEY J HYATT AND SHIRLEY W. HYATT personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15 day of APRIL, 20 11.

My Commission Expires: 12-2-2015

Ronald J. Short
 Notary Public

State of North Carolina - 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 ~~signature~~ 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

State of North Carolina - County of _____

I, the undersigned Notary Public of the County and State aforesaid, certify that _____

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.

EXHIBIT A

TRACT I

[Tax Block: 5145 Tax Lot: 114F PIN# 6839-59-6587.00 (2.0 acres +/-)]

Tract I is a 2.0 acre, more or less tract, currently known in the Forsyth County tax records as Tax Block: 5145 Tax Lot: 114F PIN# 6839-59-6587.00. Tract I's Southern line is adjacent to the public road, Shiloh Church Road that runs towards Tract I's Western line as shown on current Forsyth County tax maps. Beginning along Tract I's Western line, Tract I is bordered by the following properties in a clockwise motion:

1. Tax Block: 5145 Tax Lot: 107 PIN# 6839-59-4689.00
Property of: Harry E. Leake, Jr.
Deed Book 1413, Page 941; F.C.R.
2. Tax Block: 5145 Tax Lot: 114A PIN# 6839-59-7949.00
Property of: Nickie Paul Vrhovac and wife, Suzanne Heape Vrhovac
Deed Book 1484, Page 1320; F.C.R.
3. Tax Block: 5145 Tax Lot: 114D PIN# 6839-59-8577.00
Property of: Khurum A. Khan and wife, Saira B. Khan
Deed Book 2833, Page 1476; F.C.R.
4. Shiloh Church Road.

TRACT II

TAX BLOCK 0319 TAX LOT 161A PIN# 6836-54-7325.00

: BEGINNING at a stake on the South side of Nicholson (Now 22nd Street), it being 290.6 feet, more or less, from the Southeast intersection of Liberty and Nicholson (Now 22nd) Streets, running thence East along the South side of Nicholson (Now 22nd) Street - 50 feet and of that same width extending back between parallel lines 150 feet to a Ten-foot alley. The above described lot being known and designated as Lot 161A 1/2 on the Plat of the Home Real Estate Loan and Insurance Company - Hege Property - said plat being recorded in Plat Book 2, Page 18A, in the Office of the Register of Deeds of Forsyth County, North Carolina. For further reference, see Deed Book 539, Page 54, Forsyth County Registry.

TRACT III

TAX BLOCK 1955 TAX LOT 010 PIN# 6845-37-1236.00

Lying and being East of the City of Winston-Salem on the South side of Greensboro Highway No. 60 and No. 65, and being known and designated as Lot No. 10, as shown on the Plat of Masten Park, Section No. 2, as recorded in Plat Book 7, Page 41, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description. For further reference, see Deed Book 539, Page 54, Forsyth County Registry.