



2012023015 00171

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$6.00

PRESENTED & RECORDED:  
05-25-2012 02:27:20 PM

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

BK: RE 3061  
PG: 1365-1368

**NORTH CAROLINA NON-WARRANTY DEED**

Excise Tax: \$6-

Parcel Identifier No. 0759-101 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

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

Mail/Box to: Grantee @ 103 Foxcroft Dr., W-S, NC 27103 (send tax bills to this address) *ent*

This instrument was prepared by: Carl R. Wright

Brief description for the Index: 2401 Urban St.

THIS DEED made this 18<sup>th</sup> day of May 2012, by and between

GRANTOR

GRANTEE

**William R. Allen, III and wife,  
Margaret P. Allen  
PO Box 29414  
Greensboro, NC 27429**

**Samuel Rodriguez and wife,  
Lorena Isla Ortega**

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

**SEE ATTACHED EXHIBIT "A"**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2748, page 1677.

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

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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

\_\_\_\_\_  
(Entity Name)

William R. Allen, III (SEAL)  
William R. Allen, III

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

Margaret P. Allen (SEAL)  
Margaret P. Allen

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

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

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

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

Guilford County, North Carolina

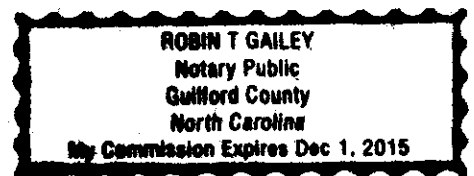
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated:

**William R. Allen, III and wife Margaret P. Allen**

Date: May 18, 2012

Robin T. Gailey  
Notary signature

Robin T. Gailey, Notary Public  
Typed or printed name of Notary



*(Official Seal)* My commission expires: Dec. 1, 2015

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## EXHIBIT "A"

Beginning at a new nail in concrete at the southeast corner of the intersection of Devonshire Street and Urban Street; running thence along the south side of Devonshire Street, South  $84^{\circ} 11' 52''$  East 83.37 feet to an existing iron pin, northwest corner of Barbara Wolfe; running thence along the western line of Barbara Wolfe, South  $11^{\circ} 00' 00''$  West 50.0 feet to a new iron pin in the line of Dennis Tesh as recorded in Deed Book 1824 at Page 3559; running thence along the northern line of Tesh, North  $84^{\circ} 11' 52''$  West 83.37 feet to an existing iron pin in the East line of Urban Street; thence along Urban Street, North  $11^{\circ} 00' 00''$  East 50.00 feet to the point and place of beginning.

Being known as 2401 Urban Street, Winston-Salem, NC and Tax Block 759, Lot 101. Same Containing 4,151 square feet more or less being shown on survey by Horner-Gloor & Assoc. PA. Job No. 3255S.