



2012051761 00224

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

PRESENTED & RECORDED
11-20-2012 03:04:15 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPT

BK: RE 3092

PG: 499-502

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$26.00

Recording Time, Book and Page

Parcel Identifier No. 6834-45-8471.00

Mail after recording to: McGuire & McGuire, P.O. Box 67, Thomasville, NC 27361

ENVELOPE

This instrument was prepared by: Mark L. McGuire, Attorney at Law

THIS DEED made this the 19th day of November, 2012, by and between

GRANTOR

Maria De Jesus Bistrain, unmarried

Mailing Address: 3620 Kingshil Drive, Winston-Salem, NC 27107

GRANTEE

Edinson M. Delgado

Property Address: 240 E. Brookline Street, Winston-Salem, NC 27107

Mailing Address: 4300 Bailey Court, Winston-Salem, NC 27127

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 those certain

lots or parcels 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

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2694, Page 825, Forsyth County Registry.

All or a portion of the property herein conveyed xx includes or does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 4 at Page 147.

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:

Power, telephone and utility easements of record or those visible upon the ground, if any.
Restrictions of record.

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

Maria de Jesus Bistrain (SEAL)
Maria De Jesus Bistrain

State of North Carolina
County of Davidson

I, the undersigned Notary Public of the County and State aforesaid, certify that the following person(s) 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:

Maria De Jesus Bistrain

Witness my hand and Notarial stamp or seal this 19th day of November, 2012.

Mark L. McGuire
Notary Public

Mark L. McGuire
Typed or Printed Name of Notary Public

My Commission Expires:
12/09/2012

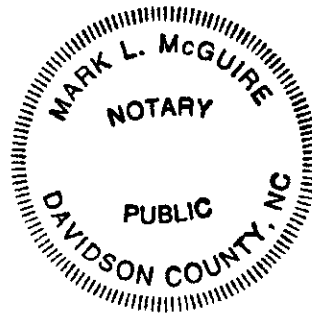


EXHIBIT A

BEGINNING at an iron stake located at the southeast intersection of Brookline Street and a 15-foot alley, said iron stake being the northwest corner of Lot 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina and running thence with the southern right-of-way line of Brookline Street South 78 degrees 58 minutes East 85 feet to an iron stake; thence running South 11 degrees 36 minutes 20 seconds West 100 feet to an iron stake; thence North 78 degrees 58 minutes West 84 feet to an iron stake in the southeast right-of-way line of said 15-foot alley; thence running with said alley North 11 degrees 02 minutes East 100 feet to an iron stake, the point and place of BEGINNING and being the western portion of Lots 26 and 28, Block 64, Winston-Salem Land and Investment Co., as per plat thereof recorded in Plat Book 4, Page 147 in the Office of the Register of Deeds of Forsyth County, North Carolina and being the identical property described as Tract 2 in deed recorded in Book 2042, Page 2128, Forsyth County Registry.