



Having the address of 2622 Dudley St., Winston-Salem, NC 27107.

The property herein above described was acquired by Grantor by instrument recorded in Book 3066, Page 4256.

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 the Grantor is seized of the premises in fee simple, that he has the right to convey the same in fee simple, that title is marketable and free and clear from all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, except for the exceptions herein after stated.

Title on the property herein above described is subject to the following exceptions:

- a) ad valorem taxes for the current year, and subsequent years, not yet due and payable.
- b) This conveyance is made expressly subject to any and all rights-of-way, conditions, restrictions, reservations and easements, if any, duly of record, constituting constructive notice thereof.
- c) Applicable zoning and other land use regulations.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written.

  
\_\_\_\_\_  
Ignacio Alvarado


  
\_\_\_\_\_  
Delia Alvarado

STATE OF NORTH CAROLINA

COUNTY OF DAVIE

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: **Ignacio Alvarado and wife, Delia Alvarado.**

Witness my hand and official stamp or seal, this 12th day of December, 2012.

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

My Commission Expires: May 6, 2016

J. LaRoss Ketner  
Notary Public - Davie County  
State Of North Carolina