2012055140 00149

FORSYTH CO, NC FEE \$26.00 STATE OF NC REAL ESTATE EXTX

\$90.00

PRESENTED & RECORDED: 12-12-2012 02:21:05 PM C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: LORI HOLLOWAY

BK: RE 3095 PG: 3740-3742

Prepared by: J. LaRoss K	etner, Attorney	ronmonth st
After recording: GRAN	NTEE: 2622 Dudley (nonmonth st st., Winston-Salem, NC 27107
STAMPS \$90.00		Box #63
STATE OF NORTH CAR	OLINA)	NORTH CAROLINA GENERAL WARRANTY DEED
COUNTY OF FORSYTH)	GENERAL WHITE WITTE

THIS DEED, made this 12th day of December, 2012, by and between **Ignacio Alvarado and wife, Delia Alvarado**, 261 Alvarado Lane, Mocksville, NC 27028, (hereinafter called "Grantor") and **Mamadou Lamine Diack**, 2622 Dudley St., Winston-Salem, NC 27107, (hereinafter called "Grantee"). 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. The property hereby conveyed does not include the primary residence of the Grantor.

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 and its successors and assigns, in fee simple all that certain tract or parcel of land situated in Forsyth County, North Carolina, which is more particularly described as follows:

LYING and being located in Forsyth County, North Carolina, NCPIN #6844-14-6427, and being more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 44, Map of Carlton Bluff, as recorded in Plat Book 8, Page 89, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

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