

2013018941 00248

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$20.00
 PRESENTED & RECORDED
 04/26/2013 03:53:07 PM
C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: LORI HOLLOWAY
 DPTY

BK: RE 3119**PG: 2551 - 2552**

NORTH CAROLINA SPECIAL WARRANTY DEED

Excise Tax: \$20.00

Parcel Identifier No. 6836-81-1824.00

Mail/Box to: Grantee: 1739 Taylor Avenue, Bronx, NY 10460-2606

Instrument prepared by: *Brady & Kosofsky, PA, 3065B Senna Drive; Matthews, NC 28105*

This instrument was prepared by Jaime A. Kosofsky, a duly licensed North Carolina Attorney.
 Delinquent taxes, if any will be paid by the closing attorney from the closing proceeds as shown on the
 settlement statement. File 1212902

Brief Description for the Index: *Lot Number 15 as shown on the map of Eastern Heights*

THIS DEED made this 22nd day of April, 2013 by and between

GRANTOR	GRANTEE
<p><i>SunTrust Bank</i></p> <p><i>Mailing Address:</i> 303 Peachtree Street NE Atlanta, GA 30308</p>	<p><i>Good Realty LLC, a Florida limited liability company and Davon Colon</i></p> <p><i>Property Address:</i> 1327 N Jackson Avenue Winston-Salem, NC 27101</p> <p><i>Mailing Address:</i> 1739 Taylor Avenue Bronx, NY 10460-2606</p>

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

✓ *BEING known and designated as Lot Number 15 as shown on the map of Eastern Heights recorded in Plat Book 8, Page 23, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.*

Said property is commonly known as 1327 N Jackson Avenue, Winston-Salem, NC 27101.

The property hereinabove described was acquired by Grantor by instrument recorded Book 3054 Page 3924.

A map showing the above described property is recorded in Plat Book 8 Page 23.

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

submitted electronically by "Wells Jenkins Lucas & Jenkins PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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 has done nothing to impair such title as Grantor received and Grantor will warrant and defend title against the lawful claims of all persons claiming by under or through Grantor, other than the following exceptions:

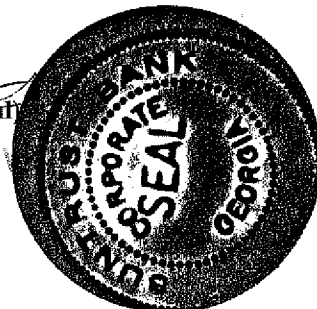
ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, AD VALOREM TAXES FOR THE CURRENT YEAR WHICH MAY NOT BE DUE AND PAYABLE.

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

Title Insurance Company:

SunTrust Bank

By *Sarah P. Berglund* (Seal)
Its: Sarah P. Berglund,



STATE OF Virginia COUNTY OF Henrico

This 22nd day of April, 20 13, personally came before me, Aubrey S. DesPortes, Jr., Notary Public for said County and State, Sarah P. Berglund who, being by me duly sworn, says that he/she is Vice President (Title) of SunTrust Bank, a corporation and that said writing was signed and sealed by him/her on behalf of the corporation and by its authority duly given. And the said Vice President acknowledged the foregoing instrument to be the act and deed of the corporation.

WITNESS my hand and official seal this the 22nd day of April, 20 13.

Date: April 22, 2013

Aubrey S. DesPortes, Jr.
Notary Public

SEAL

My Commission Expires: July 21, 2016

