



2013024350 00066

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT X  
**\$20.00**

PRESENTED & RECORDED:  
05-29-2013 09:45:51 AM

C. NORMAN HOLLEMAN  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3125**  
**PG: 2992-2993**

*Original to: owner*

Do not write above this line

DRAFTED BY: <i>Danny Gough</i>	PIN ID: 6846-13-4232.00	Block Lot: 1385 219
Mail after recording to: Hilario Noyola	Mail future tax bills to: Hilario Noyola	
902 N Jackson Ave	902 N Jackson Ave	
Winston-Salem, NC 27105	Winston-Salem, NC 27105	

**NORTH CAROLINA LIMITED WARRANTY DEED**

THIS DEED made this 28 day of May, 20 13, by and between

GRANTOR	GRANTEE
New Walkertown Trust 12201 N NC Hwy 150, #22-223 Winston-Salem, NC 27127	Hilario Noyola 902 N Jackson Ave Winston-Salem, NC 27105

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, or neuter as required by context. Witnesseth, that the Grantor, for a valuable consideration in hand paid, 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 in Forsyth County, North Carolina, Winston Township, more particularly described as follows:

BEGINNING AT THE NORTHEAST CORNER OF DUNBAR STREET AND DOUGLAS AVENUE, THENCE EASTWARDLY WITH THE NORTH LINE OF DUNBAR STREET 50 FEET TO AN IRON STAKE; THENCE NORTHEASTWARDLY 150 FEET TO AN IRON STAKE; THENCE WESTWARDLY 50 FEET TO AN IRON STAKE IN THE EAST LINE OF DOUGLAS AVENUE; THENCE SOUTHEASTWARDLY WITH THE EAST LINE OF DOUGLAS AVENUE 150 FEET TO THE PLACE OF BEGINNING, AND BEING KNOWN AND DESIGNATED AS LOT 219 AS SHOWN ON THE MAP OF EAST FOURTEENTH STREET AS RECORDED IN PLAT BOOK 2, PAGE 32-A, REGISTER OF DEEDS OFFICE OF FORSYTH COUNTY, NORTH CAROLINA.

Property Address 2401 Dunbar ST, Winston-Salem, NC 27105

The above land was conveyed to Grantor by Warranty Deed (see book 3125 page 2981)

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to 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, is free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property with the following additional exceptions:

IN WITNESS WHEREOF the Grantor has set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors the day and year first above written.

\_\_\_\_ (seal) Danny Gough - Trustee (seal)  
\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
\_\_\_\_ (seal) \_\_\_\_\_ (seal)  
\_\_\_\_ by: \_\_\_\_\_ President  
Corporate Name \_\_\_\_\_

Seal/Stamp STATE OF \_\_\_\_\_ - \_\_\_\_\_ County  
I, \_\_\_\_\_, a Notary Public of the  
aforementioned County, do hereby certify that \_\_\_\_\_ personally  
came before me this day and acknowledged that he is \_\_\_\_\_ President  
of \_\_\_\_\_ and acknowledged  
on behalf of the corporation, the due execution of the forgoing instrument.  
Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_ Notary Public

Seal/Stamp STATE OF North Carolina - Davidson County  
I, Juanita S. Crowder, a Notary Public of the aforementioned County,  
do hereby certify that Danny Gough  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the 28 day of May, 2013.  
My commission expires Feb. 19, 2016 16. Juanita S. Crowder Notary Public

Seal/Stamp STATE OF \_\_\_\_\_ - \_\_\_\_\_ County  
I, \_\_\_\_\_, a Notary Public of the aforementioned County,  
do hereby certify that \_\_\_\_\_  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_ Notary Public

Seal/Stamp STATE OF \_\_\_\_\_ - \_\_\_\_\_ County  
I, \_\_\_\_\_, a Notary Public of the aforementioned County,  
do hereby certify that \_\_\_\_\_  
\_\_\_\_\_ personally appeared before me  
this day and acknowledged the execution of the foregoing deed of conveyance.  
Witness my hand and notarial seal this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
My commission expires \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_ Notary Public

The foregoing Certificat(s) of \_\_\_\_\_  
\_\_\_\_\_ is/are certified to be correct at the date of recordation shown on the first page thereof.  
\_\_\_\_\_ Register of Deeds, \_\_\_\_\_ County by: \_\_\_\_\_ Deputy/Asst