

**2013028935 00251**

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$25.00**

PRESENTED & RECORDED:  
 06-21-2013 04:38:25 PM

C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY LORI HOLLOWAY  
 DPTY

**BK: RE 3130****PG: 2741-2742****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$25.00

Parcel Identifier Number: 1380 281 Tax ID or Block & Lot: 6846-12-7291.00Mail/Box to: Grantee at 1423 Emerald Street, Winston Salem, NC 27105This instrument was prepared by: The Elam Law Firm, PLLC, 351 N. Peace Haven, Winston Salem, NC 27104 #122Brief description for the Index: Lot 281, Map of East 14th Street Development Company**THIS DEED made this** by and between

GRANTOR	GRANTEE
Equity Trust Company Custodian FBO Account #Z097004 IRA	Marleni Bustos
Grantor Address:	Buyer Address:
Post Office Box 1409 Elyria, OH 44036	1423 Emerald Street Winston Salem, NC 27105
	Property Address: 1423 Emerald Street Winston Salem, North Carolina 27105

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 or near the City of Winston Salem, Winston Township Forsyth County, North Carolina and more particularly described as follows:

**County Tax ID: 6846-12-7291.00 / 1380 281**

**BEING KNOWN AND DESIGNATED as Lot 281 as shown on the Map of East 14th Street Development Company Property as recorded in Plat book 2 page 32A in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3085, Page 1009.

A map showing the above described property is recorded in Plat Book 2, Page 32A.

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

\_\_\_\_ / \_\_\_\_ THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

IN WITNESS WHEREOF, the Grantor has hereunto 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.

Equity Trust Co, Custodian FBO Account #097004 IRA

By: *Gail Pribanic* (SEAL)

Name: GAIL PRIBANIC

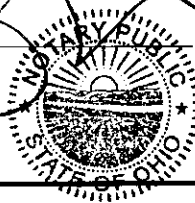
Title: CORPORATE ALTERNATE SIGNER

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, Michelle Goldbach, the undersigned Notary Public of the State of Ohio and County of Coraco, do hereby certify that Gail Pribanic (name) as Corp. Alt. Signer (title) of Equity Trust Company Custodian fbo Account # Z097004 personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 27 day of May, 2013.

My Commission Expires: \_\_\_\_\_

Notary Public



MICHELLE GOLDBACH  
Notary Public, State of Ohio  
My Commission Expires  
August 10, 2016