



2013045001 00100
FORSYTH CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
09-25-2013 12:00:21 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3147
PG: 2548-2550

NON-WARRANTY DEED

Excise Tax: 0.00
Tax Parcel ID No. 6804-69-2101.00 Verified by _____ County
on the ____ day of _____, 20__ By: _____

Mail/Box to: Box 71

This instrument was prepared by: Thomas G. Jacobs No Title Search Requested or Performed

Brief description for the Index: _____

THIS DEED, made this the 20 day of September, 2013, by and between

GRANTOR: **Gustavo Herrera, divorced**
whose mailing address is _____ and
whose mailing address is _____
(herein referred to collectively as **Grantor**) and

GRANTEE: **Martha Cuervo, divorced**
whose mailing address 409 Kettle Court, Winston-Salem NC 27104 and
whose mailing address is _____
(herein referred to collectively as **Grantee**) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, quitclaims and conveys unto Grantee in fee simple the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See Attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2239, Page 2919, and being reflected on plat(s) recorded in Map/Plat Book _____, page/slide _____.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

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

(Entity Name)

By: _____ (SEAL)
Print/Type Name & Title: Gustavo Herrera

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

By: _____ (SEAL)
Print/Type Name & Title: _____

State of NC
County of Forsyth

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Gustavo Herrera
_____ [insert name(s) of principal(s)].

Date: 9-20-13
Jared A Roper Notary Public
Notary's Printed or Typed Name

My Commission Expires:
October 18 2014

(Official/Notarial Seal)

State of _____
County of _____

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
_____ [insert name(s) of principal(s)].

Date: _____
_____ Notary Public
Notary's Printed or Typed Name

My Commission Expires:

(Official/Notarial Seal)

Exhibit A

BEING KNOWN AND DESIGNATED as Lot 20, as shown on the plat of Mar-Don Hills, as recorded in Plat Book 31, Page 197 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER with all rights and easements appurtenant to said Lot as specifically enumerated in the Declaration of Covenants, Conditions and Restrictions issued by Crest Investment Properties, Inc. and recorded in Deed Book 1637 at Page 4107 et seq. in the Office of the Register of Deeds of Forsyth County, North Carolina; and, membership in Mar-Don Hills Homeowners Association, Inc.; and,

SUBJECT to the regular annual assessments and special assessments, limitations and rules reserved in said Declaration of Covenants, Conditions and Restrictions, which Declaration is incorporated herein by reference. By way of illustration, and not by way of limitation, said Declaration provides for: (1) Annexation of additional properties; (2) Property rights of members and their invitees in Association land including the Common Areas; (3) Obligations of members for regular annual assessments and special assessments and the effect of non-payment thereof; (4) Limitations upon the use of the Common Areas; (5) Obligations of the Association for exterior maintenance; and, (6) Restrictions upon the use of the land conveyed herewith.

Property Address: 409 Kettle Court, Winston-Salem, NC 27104