



2014016385 00089

FORSYTH CO, NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

**\$280.00**

PRESENTED &amp; RECORDED:

05-12-2014 12:09:51 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: GAIL K PARHAM

DPTY

**BK: RE 3178****PG: 1651-1653**

## **NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$

Parcel Identifier No. 6807-64-6394.00 Tax Lot 21 Tax Block 3636

Return after recording to: BOX #144Mail tax bills to Grantee: 3725 Whitehaven Road Winston-Salem, NC 27106

This instrument was prepared by: Robert W. Porter, Attorney

Brief description for the Index: 3725 Whitehaven Road Winston-Salem, NC 27106THIS DEED made this 12<sup>th</sup> day of May, 2014, by and between,

GRANTOR <i>SPERB</i>	GRANTEE
<b>Joao Luiz Carvalho and wife, Andrea Ercilia Selbach Schmitz</b> Mailing Address: 7020 SKYLARK ROAD PFAFFTOWN, NC 27040	<b>James G. Chrysson and wife, Rita H. Chrysson</b> Mailing Address: 3725 WHITEHAVEN ROAD WINSTON-SALEM, NC 27106

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

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Property Address: 2660 Robinhood Road Winston-Salem, NC 27106

As attested by their signature(s) hereto, the Grantor(s) certify that the property conveyed hereby does [X], does not [] include the primary residence of the Grantor(s).

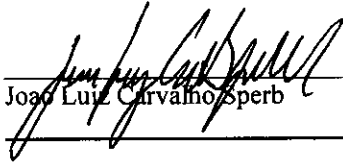
The property hereinabove described was acquired by Grantor by instruments recorded in Book 2910 , Page 2267, Forsyth County Registry.

Recorded in Plat Book 21 Page 49, Forsyth County Registry.

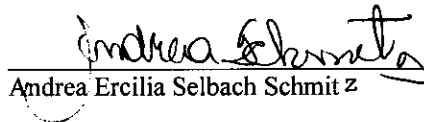
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions: **Subject to all easements, rights-of-way and restrictions of record, if any, and ad valorem taxes for the current year.**

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

  
Joao Luiz Carvalho Sperb

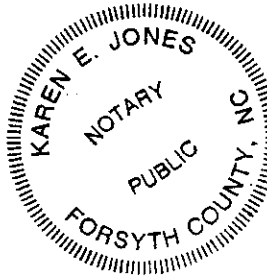
(SEAL)

  
Andrea Ercilia Selbach Schmitz

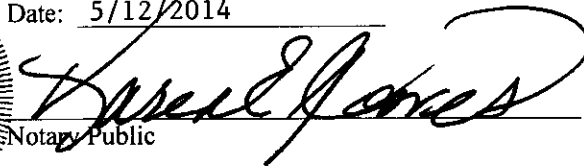
(SEAL)

State of NORTH CAROLINA, County of FORSYTH

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 herein and in the capacity indicated: Joao Luiz Carvalho Sperb and wife, Andrea Ercilia Selbach Schmitz



Date: 5/12/2014

  
Notary Public

My Commission Expires: 11/4/2017

KAREN E. JONES  
printed or typed name of notary public

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 voluntarily signed the foregoing document for the purpose stated herein and in the capacity indicated:

Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

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

\_\_\_\_\_  
printed or typed name of notary public

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot 21 of Forsyth Forest Subdivision, as recorded in Plat Book 21, Page 49, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.