



2014025111 00087

FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$5.00**

PRESENTED & RECORDED:  
 07-15-2014 01:46:27 PM

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

BK: RE 3187

PG: 2743-2744

## NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 5.00

Parcel Identifier No. 6827-89-1049.00 Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 By: \_\_\_\_\_

Mail/Box to: D. Barrett Burge, 514 S. Stratford Road, Ste 333, Winston Salem, NC 27103Box 7This instrument was prepared by: D. Barrett Burge, 514 S. Stratford Road, Ste 333, Winston Salem, NC 27103Brief description for the Index: LOT 6, Oak View AcresTHIS DEED made this 15th day of July, 2014 by and between

## GRANTOR

Jeffery Johnson and wife,  
 Flor Johnson  
 419 S. Bunker Hill Road  
 Colfax, NC 27235

## GRANTEE

Ulicer Castillo Marin and wife,  
 Guadalupe Olivera Garcia  
 755 E. Sprague Street  
 Winston-Salem, NC 27107

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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

BEING ALL OF LOT 6 OF OAK VIEW ACRES AS PER PLAT THEREOF RECORDED IN PLAT BOOK 21, PAGE 25, FORSYTH COUNTY REGISTRY TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2953 page 2712.

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

A map showing the above described property is recorded in Plat Book 21 page 25.

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: Easements, Rights of Way, Restrictions, 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.

\_\_\_\_\_  
(Entity Name)

Jeffery Johnson (SEAL)  
Print/Type Name: Jeffery Johnson

By: \_\_\_\_\_

Flor Johnson (SEAL)  
Print/Type Name: Flor Johnson

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
Print/Type Name: \_\_\_\_\_

Print/Type Name & Title: \_\_\_\_\_

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Jeffery Johnson and wife, Flor Johnson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 15th day of July, 2014.

My Commission Expires: June 9, 2015  
(Affix Seal)

**Sherry Annette Spillman**  
**NOTARY PUBLIC**

Sherry Annette Spillman Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of Forsyth County, NC

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
(Affix Seal)

\_\_\_\_\_  
Notary Public  
Notary's Printed or Typed Name