



2015012047 00076

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX

\$150.00

PRESENTED & RECORDED:

04-10-2015 11:39:47 AM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: S. GRIFFITH

DPTY

BK: RE 3224

PG: 4440-4441

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$150.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6838-02-7834.00

Mail after recording to: Box 24

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 9th day of APRIL, 2015 by and between

GRANTOR

JAMIE FRASER VADEN, unmarried
134 CRAMERTON COURT
LEWISVILLE, NC 27023

GRANTEE

IVAN ALONSO RIVERA RODAS AND
LESLEY PATRICIA VILLANUEVA BANEGAS
129 HUCKABEE CIRCLE
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, 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 and more particularly described as follows:

Being known and designated as Lot 11 on the Map of Gladstone Court recorded in the Plat Book 17 page 183, Office of the Register of Deeds of Forsyth County; to which map referenced is made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2987, Page 4425, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 183, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

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 officer(s), the day and year first above written.

(ENTITY NAME)

Jamie Fraser Vaden (SEAL)
JAMIE FRASER VADEN

By: _____
Title: _____

(SEAL)

By: _____
Title: _____

(SEAL)

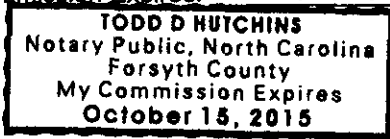
(SEAL)

NORTH CAROLINA Forsyth COUNTY

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: JAMIE FRASER VADEN _____ Witness my hand and official stamp or seal, this the 9th day of April, 2015.

My Commission Expires: 10/15/2015

Todd D. Hutchins
Notary Public



Print Notary Name: TODD D. HUTCHINS

NORTH CAROLINA _____ COUNTY

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: _____ Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____