

**2015012441 00063**

FORSYTH CO. NC FEE \$26.00

GIFT DEED

PRESENTED &amp; RECORDED

04/14/2015 11:59:15 AM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

BK: RE 3225

PG: 1781 - 1783

**NORTH CAROLINA GENERAL WARRANTY DEED**Excise Tax 0.00

Recording Time, Book and Page

Tax Lot No. \_\_\_\_\_ Parcel Identifier No. **6834-23-9251.00**  
Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_  
by \_\_\_\_\_

Mail after recording to **2774 EDWARDS STREET, WINSTON SALEM, NC 27127**

THIS DEED made this \_\_\_\_\_, 2015, by and between

GRANTOR	GRANTEE
<b>Luis Madrid</b>	<b>Luis Madrid and Oneyda Madrid</b>

Any delinquent taxes to be paid by closing attorney/settlement agent upon disbursement of closing proceeds to the county tax collector.

This instrument prepared by H. Mac Tyson, II, Esq., (Bar Number: 8068), a licensed North Carolina Attorney, J. Rosenberg, PA, 4647 Main Street, Suite 11, Shallotte, NC 28470.

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.

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**  
**6834-23-9251.00**

**NORTH CAROLINA GENERAL WARRANTY DEED**

**Luis Madrid**, hereinafter grantor, whose tax-mailing address is **2774 EDWARDS STREET, WINSTON SALEM, NC 27127**, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to **Luis Madrid** and **Oneyda Madrid**, husband and wife, hereinafter grantees, whose tax mailing address is **2774 EDWARDS STREET, WINSTON SALEM, NC 27127**, the following real property:

All that certain lot or parcel of land situated in the County of Forsyth, State of North Carolina, more particularly described as follows, to-wit: Being known and designated as Lot 27, Block A, as shown on the map of South Park Terrace, said map being of record in Plat Book 16, Page 3 and Plat Book 14, Page 44, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being the same property as conveyed from Secretary of Housing and Urban Development of Washington, D.C., to Luis Madrid, a married man as set forth in Deed Book 2566, Page 626, Dated 05/18/2005, Recorded 05/18/2005, Forsyth County Records, State of North Carolina.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Said property having been previously acquired by Grantor by: **Book 2566, Page 626** recorded on **05/18/2005**

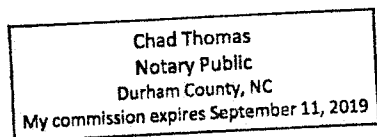
Executed by the undersigned on 4-9-, 2015:

  
Luis Madrid

STATE OF NC

COUNTY OF Farmville

The foregoing instrument was acknowledged before me on 4-9-, 2015 by **Luis Madrid** who is personally known to me or has produced NCDL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



  
Notary Public

Chad Thomas