

2015015146 00269

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT

\$250.00

PRESENTED & RECORDED

04/30/2015 04:28:18 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3228

PG: 2182 - 2183

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ **250.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6838-03-7090.00**

Mail after recording to: 424 Oak Summit Road, Winston-Salem, NC 27105

This instrument was prepared by: Bunch & Associates, PLLC

THIS DEED made this 30th day of April, 2015 by and between

GRANTOR

**Donna D. Henley (legally separated)
1514 Langdon Village Drive
Clemmons, NC 27012**

GRANTEE

**Jose Julio Martinez Sanchez and
Veronica Avellaneda-Duarte
joint tenants in common with right of survivorship**

**Property Address:
424 Oak Summit Road
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:

Lying and being north of the City of Winston-Salem, North Carolina, in Middlefork Township, being known and designated as Lots Nos. 12 and 13 on the map of Gladstone Courts, see map recorded in the Office of the Register of Deeds of Forsyth County, North Carolina in Plat Book 17, page 183, to which reference is hereby made for a more complete description.

Subject to the restrictions contained in the deed recorded in Book 1759, Page 3125, Forsyth County Registry.

submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3062, Page 3082, 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:
Save and except easements and restrictions of record, if any, 2015 ad valorem taxes

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) Donna D. Henley (SEAL)
Donna D. Henley

By: _____ (SEAL)
Title: _____

By: _____ (SEAL)
Title: _____

(SEAL)

NORTH CAROLINA DAVIE 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:

Donna D. Henley (legally separated)

Witness my hand and official stamp or seal, this the 17 day of APRIL, 2015.

My Commission Expires: JULY 10, 2015

Amanda M Cranfill
Notary Public

Print Notary Name: AMANDA M. CRANFILL

