

2015016185 00179

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

\$50.00

PRESENTED & RECORDED

05/07/2015 04:17:40 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: TIMOTHY R WILLIAMS

ASST

BK: RE 3229

PG: 3047 - 3049

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: **\$50.00**

Tax Parcel #**6834-90-2017.00**

Prepared by Patti D. Dobbins, Esq.

Mail after recording to: Grantee **3599 Rosie St. Winston-Salem, NC 27107**

Brief Description for the Index: **Lts 19-20 Bk H EB Cassel Farm**

THIS DEED made this 7th day of May, 2015, by and between

GRANTOR(S)

**DAVID K. RICH and wife,
CHERYL I. RICH**

GRANTEE(S)

JESUS ENRIQUEZ ALEJOS, single

Property Address: 3599 ROSIE STREET, WINSTON-SALEM, NC 27107

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.

WITNESSTH, 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 **FORSYTH** County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED AS LOTS 19 AND 20, BOOK H, AS SHOWN UPON THE MAP OF E.B. CASSEL FARM, A PLAT OF WHICH IS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH CAROLINA, NORTH CAROLINA, PLAT BOOK 3 AT PAGE 84, TO WHICH PLAT REFERENCE IS HERBY MADE FOR A MORE PARTICULAR DESCRIPTION.

This was ___ was not X the Grantor(s) primary residence

The above described property was conveyed to Grantor by deed recorded in Book **2087**, Page **4113**.

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.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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: Easements, restrictions, rights of way and declarations of record, if any, and ad valorem taxes here after becoming due and payable.

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 a duly authorized officer by authority of its Board of directors, the day and year first written above.

David K. Rich (SEAL)
DAVID K. RICH

STATE OF 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 voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **DAVID K. RICH**, Grantor(s).

Date: 5/7/15

Patti D. Dobbins

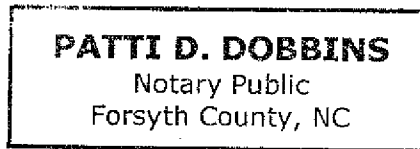
Official Signature of Notary Public

Patti D. Dobbins

Printed or typed name of Notary Public

My Commission Expires: 9-25-2017

(Official Seal)



Cheryl I. Rich (SEAL)
CHERYL I. RICH

STATE OF NC
Forsyth COUNTY

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 therein and in the capacity indicated: **CHERYL I. RICH**, Grantor(s).

Date: 5/6/2015

Aaron R. Cranford
Official Signature of Notary Public

Aaron R. Cranford
Printed or typed name of Notary Public

My Commission Expires: 7/10/2019

(Official Seal)

AARON R. CRANFORD
Notary Public
Forsyth County, NC