



2015018050 00091

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$12.00

PRESENTED & RECORDED:
05-20-2015 01:19:33 PM

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

BK: RE 3231
PG: 2869-2870

Original To: *Celia Escalante*

Drafted By: Law Offices of Kelly S. Lee

RECORDING TIME

EXCISE TAX

PROBATE AND FILING FEE \$

PAID

Tax Block: 2228 Lot: 102C, 103, 104
Property Description: 1109 Don Avenue, Winston Salem, NC 27105
Mail after recording and future tax bills to: Grantee at

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this _____ day of _____, 2015, by and between

GRANTOR

GRANTEE

Alphonzo Vance
Thelma Johnson Vance

Crisoforo Isael Yanez Lucas

The designation GrantorS 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 said Grantors, for and in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by the Grantee, the receipt of which is hereby acknowledged, the Grantors have and be these presents does grant, bargain, sell and convey unto the Grantee all of the interest of 1109 Don Avenue, in and to that certain lot or parcel of land in Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake on the North side of Don Avenue, 15 feet West of the southwest corner of Lot #101; thence running along the North side of Don Avenue, North 87° 30' 00" West 74.84 feet to an iron stake, which said iron stake is in southeast corner of Lot # 105; running thence along the East line of Lot # 105, North 02° 50' 42" East 167.43 feet to an iron stake in the northeast corner of Lot # 105; running thence South 87° 26' 01" East 74.48 feet to a point, which said point is 15 feet West of the northwest corner of Lot # 101; running thence in a line parallel with the West line of Lot # 101, South 02° 43' 28" West 167.34 feet, more or less, to the place of BEGINNING, and being known and designated as the Western one-half, or 15 feet, of Lot # 102 and all of Lots # 103 and # 104 of the A.T Cox Subdivision No. 2, recorded in the Office of the Register of Deeds of Forsyth County in Plat Book 12, Page 192, to which reference is hereby made for a more particular description. For back title see deed recorded in Book 1970, Page 2179.

Together with and subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges thereunto belonging to him, the Grantee, his heirs and/or successors and assigns, free and discharged from all right, title, claim or interest of the Grantors or anyone claiming by, through or under them.

IN WITNESS WHEREOF the Grantors have set their hand and seal the day and year first above written.

Alphonzo Vance (seal)
Alphonzo Vance

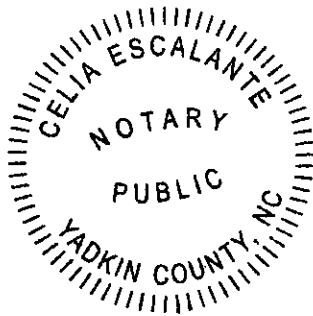
Thelma Johnson Vance (seal)
Thelma Johnson Vance

STATE OF NORTH CAROLINA

COUNTY OF FORSYTH

I, Celia Escalante, a Notary Public of Yadkin County, North Carolina, do hereby certify that Alphonzo Vance and Thelma Johnson Vance personally appeared before me this day and acknowledged to me that they voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and notarial seal this the 15th day of May, 2015.



(SEAL / STAMP)

Celia Escalante
Celia Escalante, Notary Public

My commission expires: Nov. 25, 2018