



2015023320 00133

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

\$16.00

PRESENTED & RECORDED:
06-24-2015 03:06:22 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS

BY: RANDY L SMITH
DPTY

BK: RE 3237

PG: 1956-1957

MAIL AFTER RECORDING TO: Grantee @ 117 Eisenhower Ave. Greensboro, NC 27406

THIS INSTRUMENT WAS PREPARED BY: MARK E. RANDOLPH, Attorney at Law *Sox 68*

Excise Stamps: \$16.00

15-01-339

NORTH CAROLINA)

)

NORTH CAROLINA GENERAL WARRANTY DEED

FORSYTH COUNTY)

THIS DEED made this 19th day of June, 2015, by and between Marleni Bustos and husband, Cesar Ivan Pelaez Alberto, whose address is 3319 Old Lexington Road Winston-Salem, NC 27107, GRANTOR; and Gerardo Plata Patricio (Unmarried), whose mailing address is 117 Eisenhower Ave. Greensboro, NC 27406; GRANTEES.

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 situated in Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot 281, as shown on the Map of East 14th Street Development Company Property as recorded in Plat Book 2, Page 32A, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.

Property Address: 1423 Emerald Street Winston-Salem, NC 27103

The property conveyed herein 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: 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 the day and year first above written.

Marleni Bustos (SEAL)
Marleni Bustos

Cesar Ivan Pelaez Alberto (SEAL)
Cesar Ivan Pelaez Alberto

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: Marleni Bustos and husband, Cesar Ivan Pelaez Alberto

Witness my hand and official stamp or seal, this 19th day of June, 2015.

Date: June 19th, 2015

Daphni W. McDaniel
Notary Public
My commission expires: 4/30/2016

(SEAL)

