

**2015038972 00165**  
 FORSYTH CO. NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$36.00**  
 PRESENTED & RECORDED  
 10/09/2015 03:18:02 PM  
**C. NORMAN HOLLEMAN**  
 REGISTER OF DEEDS  
 BY: RANDY L SMITH  
 DPTY  
**BK: RE 3254**  
**PG: 2412 - 2414**

# **NORTH CAROLINA GENERAL WARRANTY DEED**

**Excise Tax: \$ 36.00**

**Parcel Identification Number: 6843-19-3996.00**

**This instrument was prepared by: Philip E. Searcy**

**Return to: Grantees @ 3506 Tyler Drive, Winston-Salem, NC 27107**

**Mail tax bill: 3506 Tyler Drive, Winston-Salem, NC 27107**

**Brief description for the Index: Lot 189, Easton Development, Plat Book 14. Page 23(4)**

THIS DEED made this 8th day of October, 2015 by and between

GRANTOR	GRANTEE
<b>Bradshaw Wilson LLC</b> <b>P O Box 492</b> <b>Pfafftown, NC 27040</b>	<b>Orlando Banos Palacios</b> <b>and wife</b> <b>Alma Angelico Ramiez Hurtado</b> <b>3506 Tyler Street</b> <b>Winston-Salem, NC 27107</b>

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 the County of Forsyth, State of North Carolina and more particularly described as follows:

**FOR PROPERTY DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.**

The property hereinabove described was acquired by Grantor in Deed Book \_\_\_\_\_, Page \_\_\_\_\_.

THIS PROPERTY IS \_\_\_\_\_ OR IS NOT X THE GRANTORS PRIMARY RESIDENCE.

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, other than the following exceptions: easements and restrictions of record, if any.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Bradshaw Wilson LLC

By

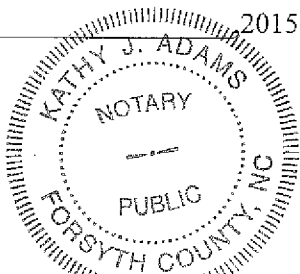
Tyrene Galloway Jr  
Member/Manager

STATE OF NORTH CAROLINA -  
COUNTY OF FORSYTH

I Kathy J. Adams, a Notary Public for FORSYTH County, North Carolina do hereby certify that Tyrene Galloway Jr Member/Manager of Bradshaw Wilson LLC, appeared before me this day and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principal's photograph in the form of a drivers license; and he/she acknowledged to me that he/she voluntarily signed the foregoing document for the purpose stated therein.

Date: 8/23/ 2015.

(OFFICIAL SEAL)



Kathy J. Adams Notary Public  
Kathy J. Adams  
Printed or Typed Name of Notary Public

My commission expires

Aug 23, 2018

**EXHIBIT "A"**

**BEING KNOWN AND DESIGNATED** as Lot No. 189 as shown on the map of Easton Development, as recorded in Plat Book 14, Page 23 (4), in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.