

2016005168 00143

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

\$72.00

PRESENTED & RECORDED

02/12/2016 01:30:18 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3271

PG: 2685 - 2687

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$72.00

Recording Time, Book and Page

Parcel ID Nos. 6844-67-2170.00 & 6844-67-2016.00

Mail after recording and send future tax bills to: Grantee at 2248 Golden Oaks Circle, Winston-Salem, NC 27107

This instrument was prepared by: Bunch & Associates, PLLC 3411 Healy Drive, Ste. C, Winston Salem, NC 27103

THIS DEED made this 10th day of February, 2016 by and between.

GRANTOR

**FORD ASSOCIATES, LLC
4441 Six Forks Road, Suite 106-345
Raleigh, NC 27609**

GRANTEE

**AZAREL AGUILAR
2248 Golden Oaks Circle
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.

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:

See Exhibit "A" attached hereto and incorporated herein by reference.

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 3262, Page 4385, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 35.

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: Property is conveyed subject to that certain Deed of Trust in favor of Foster Survivor Trust and Foster Family Trust dated December 10, 2015 and recorded December 10, 2015 in Book 3262, Page 4397, Forsyth County Registry.

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.

FORD ASSOCIATES, LLC, a North Carolina limited liability company

By: *John W. Ford*
John W. Ford, Sr., Manager

State of North Carolina – County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that John W. Ford, Sr., Manager of FORD ASSOCIATES, LLC, a North Carolina limited liability company, personally came before me this day and acknowledged the due execution of the foregoing instrument in its name on its behalf as its act and deed in his capacity as its Manager.

Witness my hand and Notarial stamp or seal this 10th day of February, 2016.

My Commission Expires: 3/9/2020

(SEAL)

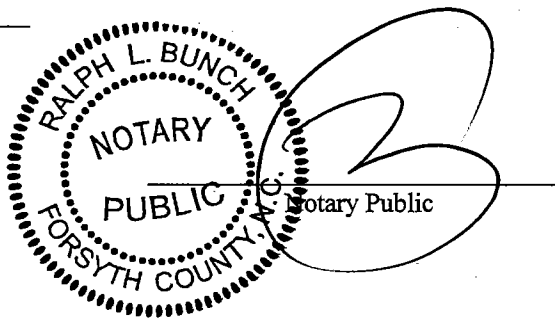


EXHIBIT ATRACT 1 - 2030 Waughtown Street, Winston-Salem, NC Parcel ID# 6844-67-2170 (Forsyth County)

Being known and designated as Lots Nos. 7,8,9 and 10, M.D. Smith Estate, as shown on Map recorded in Plat Book 2, Page 35A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more complete description: excepting therefrom, a strip off of the North end of said lot which was conveyed to the City of Winston-Salem by deed recorded in Deed Book 499, page 331 in Office of the Register of Deeds of Forsyth County, North Carolina.

TRACT 2 - 2032 Waughtown Street, Winston-Salem, NC Parcel ID# 6844-67-2016 (Forsyth County)

BEGINNING at an iron stake in the southern right-of-way line of Waughtown Street, the northwest corner of Lot Number 7 as shown on the Map of Property belonging to M. D. Smith Estate, recorded in Plat book 2, page 35A in the Forsyth County Registry, thence from said point of beginning and with the common line of Lots Number 6 & 7, Southwardly 145.6 feet to an iron stake, the southwest corner of Lot Number 7, thence westwardly with the southern lines of Lots Number 6 and 5, 34 feet more or less to a point, thence northwardly on a new line 34 feet from and parallel with the common line of Lot number 6 and 7, 145.6 feet to the southern right-of-way line of Waughtown Street, thence with said right-of-way line eastwardly 34 feet more or less to the point and place of BEGINNING. Being a strip of land 34 feet in width, adjacent to the western line of Lot Number 7 and all being all of Lot Number 6 and part of Lot number 5 as shown on the plat of the M. D. Smith Estate recorded in Plat book 2, Page 35A in the Office of the Register of Deeds of Forsyth County, North Carolina.
