

**2016005239 00214**

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

**\$347.00**

PRESENTED & RECORDED

02/12/2016 03:47:50 PM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3271**

**PG: 3112 - 3113**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ **347.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6865-71-5235.00**

Mail after recording to: Grantee: 5100 Toucan Lane, Kernersville, NC 27284

This instrument was prepared by: Bunch & Associates, PLLC

THIS DEED made this 19 day of January, 2016 by and between

**GRANTOR**

**Damone Garner and wife,  
Tamica Garner**

**6 Bloom Road  
Cameron, NC 28326**

**GRANTEE**

**Ricardo Orellana and wife,  
Bianca Orellana**

**Property Address:  
5100 Toucan Lane  
Kernersville, NC 27284**

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:

**BEING KNOWN AND DESIGNATED as Lot No. 62 as shown on the plat of SEDGE LAKE GARDENS, SECTION THREE as recorded in Plat Book 36, at Page 29, Forsyth County Registry, reference to which is hereby made for a more particular description.**

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 2208, Page 615, in Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 36, Page 29, and referenced within this instrument.

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:

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.

\_\_\_\_\_  
(ENTITY NAME)

Damone Garner (SEAL)

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Tamica Garner (SEAL)  
Tamica Garner

By: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

STATE OF North Carolina

COUNTY OF Cumberland

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: Damone Garner and wife, Tamica Garner Witness my hand and official stamp or seal, this the 19th day of

January, 2016.

My Commission Expires: 10/7/2020

Tiffany Seals  
Notary Public

Print Notary Name: Tiffany Seals

