

2016005954 00128

FORSYTH CO. NC FEE \$26.00

STATE OF NC REAL ESTATE EXT

\$24.00

PRESENTED & RECORDED

02/19/2016 02:12:50 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3272**PG: 1931 - 1932**

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 24.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6809-70-1138.00**Mail after recording to: Grantee: 4910 Westerly Drive, Winston-Salem, NC 27106

This instrument was prepared by: Bunch & Associates, PLLC

THIS DEED made this 9 day of February, 2016 by and between

GRANTOR

Ruben Morales and wife,
Judith K. Morales
1828 Turfwood Drive
Pfafftown, NC 27040

GRANTEE

Keith Rodney Hash (single)

Property Address:

Lot 35

0 Westerly Drive

Pfafftown, NC 27040

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 Number 35, as shown on the Plat of LASH HEIGHTS, Section 2, as recorded in Plat Book 16, page 157 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

TOGETHER WITH that certain additional property acquired through the closing of an undeveloped roadway between such lots, such additional property being more particularly described in that certain **RESOLUTION ORDERING THE CLOSING OF UNDEVELOPED ROADWAY** recorded in Deed Book 2458, at Page 4197, Forsyth County Registry, reference to which is hereby made for a more complete 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 **2024**, Page **3281**, in Forsyth County Registry.

A map showing the above described property is recorded in Plat Book **16**, Page **157**, 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)

Ruben Morales (SEAL)
Ruben Morales

By: _____
Title: _____

Judith K. Morales (SEAL)
Judith K. Morales

By: _____
Title: _____

(SEAL)

(SEAL)

STATE OF North Carolina

COUNTY OF Forsyth

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: Ruben Morales and wife, Judith K. Morales Witness my hand and official stamp or seal, this the 19 day of

February, 2016.

My Commission Expires: 9-25-16

Jamye T. Tilley
Notary Public
Print Notary Name: 9-25-16

JAMYE T TILLEY
NOTARY PUBLIC
SURRY COUNTY, NC
My Commission Expires 9-25-2016