

2016008360 00060FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$35.00

PRESENTED & RECORDED

03/09/2016 12:08:01 PM

C. NORMAN HOLLEMAN

REGISTER OF DEEDS

BY: S L POINDEXTER

DPTY

BK: RE 3275**PG: 400 - 401**

Do not write above this line

Excise Tax \$35.00	Tax Block 0916, Lot 023	Parcel ID: 6844-16-6862.00
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Mail after recording to: Grantee

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 23, Longview

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 7th day of March, 2016, by and between

GRANTOR	GRANTEE
ALLEN AND ALLEN MANAGEMENT PROPERTIES, LLC, A North Carolina Limited Liability Company	IGNACIO HERNANDEZ and wife, ANGELICA ALONSO HERNANDEZ
3815 Sawyer Street Winston-Salem, NC 27105	1724 Longview Drive 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 situated in **Winston Township, Forsyth County, North Carolina** and more particularly described as follows:

BEING KNOWN AND DESIGNATED as Lot No. 23 as shown on the map of LONGVIEW as recorded in Plat Book 2 at Page 87 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

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 herein above described is subject to the following exceptions: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

Submitted electronically by "Stafford R. Peebles, Jr., PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF, the undersigned Limited Liability Company, Grantor has caused this instrument to be signed in its company name by its duly authorized member(s) manager(s), and has adopted as its seal the word "SEAL" appearing at or beside its name and the signature(s) the day and year first above written.

ALLEN AND ALLEN MANAGEMENT PROPERTIES, LLC

By: [Signature] (SEAL)
OLIVIA ALLEN, Member/Manager

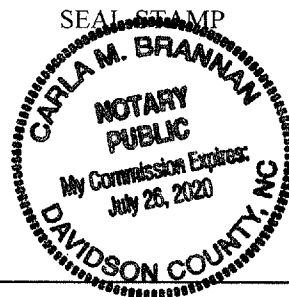
By: [Signature] (SEAL)
KIMBERLY HAIRSTON, Member/Manager



NORTH CAROLINA - FORSYTH COUNTY

I, Carla M Brannan, a Notary Public of Davidson County, North Carolina, certify that **OLIVIA ALLEN, Member/Manager** personally appeared before me this day and acknowledged that (s)he is Member/manager of **Allen and Allen Management Properties, LLC**, and further acknowledged the due execution of the foregoing instrument on behalf of the **Allen and Allen Management Properties, LLC**. Witness my hand and official stamp or seal, this 8th day of March, 2016.

My Commission Expires: July 26, 2020 Carla M Brannan Notary Public



NORTH CAROLINA - FORSYTH COUNTY

I, Carla M Brannan, a Notary Public of Davidson County, North Carolina, certify that **KIMBERLY HAIRSTON, Member/Manager** personally appeared before me this day and acknowledged that (s)he is Member/manager of **Allen and Allen Management Properties, LLC**, and further acknowledged the due execution of the foregoing instrument on behalf of the **Allen and Allen Management Properties, LLC**. Witness my hand and official stamp or seal, this 8th day of March, 2016.

My Commission Expires: July 26, 2020 Carla M Brannan Notary Public