



2016018242 00223

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$188.00

PRESENTED & RECORDED:
05-16-2016 03:31:40 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPTY

BK: RE 3286

PG: 1940-1942

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$188.00

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No.: 6845-06-9394.00

Mail after recording to: Grantee: _____

This instrument was prepared by: Patti D. Dobbins, Attorney at Law (No Title Search was requested or performed)

THIS DEED made this _____ day of May, 2016 by and between

GRANTOR:	GRANTEE:
JFK PROPERTIES, LLC, A North Carolina Limite Liability Company	JUAN CRISTOBAL LINERAS and wife, MARIA GUADALUPE PEREZ CORTEZ
Address: <u>106 Brook St King NC 27021</u>	Address: <u>115 Lowery Ct</u> <u>Winston-Salem NC 27101</u>

ENVELOPE

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 FORSYTH County, North Carolina and more particularly described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3244, Page 918, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 3286, Page 1390, and referenced within this instrument.

Does the above described property include the primary residence? YES NO

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:

Easements, restrictions, rights of way and declarations of record, if any.

Ad valorem taxes hereafter becoming due and payable.

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 by authority of its Board of Directors, the day and year first above written.

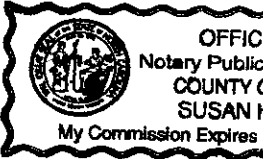
JFK Properties, LLC
(Entity Name)

Faron O. Cole (SEAL)
JFK PROPERTIES, LLC

By: *Faron O. Cole* (SEAL)
Title: *Partner member manager*

By: _____ (SEAL)
Title: _____

_____ (SEAL)

SEAL-STAMP	NORTH CAROLINA - <u>Forsyth</u> COUNTY I, <u>Susan H Walker</u> , a Notary Public of <u>Forsyth</u> County, North Carolina, do hereby certify that the following person(s) personally appeared before me this day, <u>Faron O. Cole</u> , TITLE: <u>Partner member manager</u> . Witness my hand and official stamp or seal, this <u>12th</u> day of <u>May</u> , 2016.
	My Commission Expires: <u>7-23-2020</u> <u>Susan H Walker</u> Notary Public

SEAL-STAMP	NORTH CAROLINA - _____ COUNTY I, _____, a Notary Public of _____ County, North Carolina, do hereby certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____. Witness my hand and official stamp or seal, this ____ day of _____, 2016.
	My Commission Expires: _____ Notary Public

EXHIBIT "A"
LEGAL DESCRIPTION

All that certain parcel, lot or tract of land lying and being in the County of Forsyth, State of North Carolina, and being more particularly described as follows:

Beginning at a set mag nail in the West right-of-way line of Lowery Court (formerly Lowery Street) in the center line of First Street (formerly Old Belews Creek Street), proceeding thence with the center line of First Street, North 77 deg. 23' 36" West 130.92 feet to a set mag nail in the center line of First Street, thence with the line of Shawn Duncan (Deed Book 1301, Page 311), North 07 deg. 43' 53" East 180.72 feet to an iron rod; thence with the line of Lot 502J as shown on the plat of A.B.D. Development, Inc. as recorded in Plat Book 47, Page 51, Forsyth County Registry, North 81 deg. 25' 50" West 121.16 feet to an iron rod in the West right-of-way line of Lowery Court; thence with the West right-of-way line of Lowery Court the four following courses and distances: South 09 deg. 37' 24" West 40.59 feet, South 05 deg. 49' 24" West 50 feet, South 04 deg. 29' 24" West 50 feet and South 00 deg. 40' 24" West 50 feet to the point and place of Beginning, containing approximately .522 acres. This description is drawn from a survey by Eugene M. Garner, PLS #L-3904 dated June 21, 2004, entitled "Survey for Gary B. Hairston", and recorded in Plat Book 47, Page 121, in the Office of the Register of Deeds, Forsyth County, North Carolina. Together with improvements located thereon; said property being located at 115 Lowery Court, Winston Salem, North Carolina.

Parcel ID: 6845-06-9394

Address: 115 LOWERY CT., WINSTON SALEM, NC 27101