



2016018578 00090

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
\$190.00

PRESENTED & RECORDED:  
05-18-2016 12:49:01 PM

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

BK: RE 3286  
PG: 3787-3790

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: 190.<sup>00</sup>  
Parcel Identifier No. 6038-02-8981.<sup>00</sup> Verified by Original to Lisa Johnson County on the \_\_\_ day of \_\_\_, 20\_\_  
By: \_\_\_\_\_

Mail/Box to: The Neighbors Law Firm, 2500 Regency Parkway, Cary, NC 27518

This instrument was prepared by: The Neighbors Law Firm, 2500 Regency Parkway, Cary, NC 27518

Brief description for the Index: \_\_\_\_\_

THIS DEED made this 18th day of May, 2016 by and between

GRANTOR	GRANTEE
Irvin Gregory Creson and wife Tenia Lynn Creson Leonard Avery Creson and wife, Teresa Shelton Creson	Gil Berrios Silva and wife, Rosa J. Lange Morales 430 Oak Summit Road Winston Salem, NC 27105
Heirs of the estate of Betty W. Creson 15-E-1886	

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of \_\_\_\_\_, Township, Forsyth County, North Carolina and more particularly described as follows:

see attached

The property hereinabove described was acquired by Grantor by instrument recorded in Book \_\_\_\_\_ page \_\_\_\_\_.

All or a portion of the property herein conveyed \_\_\_ includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 17 page 183.

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, other than the following exceptions: Restrictive covenants recorded in Book 739, Page 388, Forsyth County Registry. for Chain of title see 15E1886 Estate of Betty W. Creson

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 (Entity Name) Irvin Gregory Creson (SEAL)  
 Print/Type Name: Irvin Gregory Creson

By: \_\_\_\_\_  
 Print/Type Name & Title: Tenia Lynn Creson (SEAL)  
 Print/Type Name: Tenia Lynn Creson

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

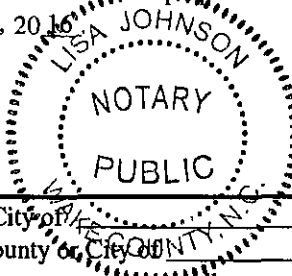
By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that Irvin Gregory Creson and wife, Tenia Lynn Creson personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 18th day of May, 2016.

My Commission Expires: 6/17/2018  
 (Affix Seal)

Lisa Johnson Notary Public  
 Notary's Printed or Typed Name



State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_ personally came before me this day and acknowledged that he is the \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary's Printed or Typed Name

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, other than the following exceptions: Restrictive covenants recorded in Book 739, Page 388, Forsyth County Registry.

for Chain of title see 15E1886 Estate of Betty W. Creson

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

\_\_\_\_\_  
 (Entity Name) Leonard Avery Creson (SEAL)  
 Print/Type Name: Leonard Avery Creson

By: \_\_\_\_\_  
Teresa Shelton Creson (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: Teresa Shelton Creson

By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

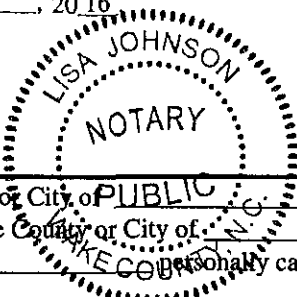
By: \_\_\_\_\_ (SEAL)  
 Print/Type Name & Title: \_\_\_\_\_  
 Print/Type Name: \_\_\_\_\_

State of North Carolina - County or City of Forsyth

I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that \_\_\_\_\_  
Leonard Avery Creson and wife, Teresa Shelton Creson personally appeared before me this day and  
 acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or  
 seal this 18th day of May, 2016

My Commission Expires: 6/17/2018  
 (Affix Seal)

Lisa Johnson Notary Public  
 Notary's Printed or Typed Name



State of \_\_\_\_\_ - County or City of PUBLIC

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_  
 personally came before me this day and acknowledged that he is the  
 \_\_\_\_\_ of \_\_\_\_\_, a North Carolina or \_\_\_\_\_  
 corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority  
 duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act and deed. Witness  
 my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

State of \_\_\_\_\_ - County or City of \_\_\_\_\_

I, the undersigned Notary Public of the County or City of \_\_\_\_\_ and State aforesaid, certify that \_\_\_\_\_

Witness my hand and Notarial stamp or seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

My Commission Expires: \_\_\_\_\_  
 (Affix Seal)

\_\_\_\_\_  
 Notary Public  
 Notary's Printed or Typed Name

Lying and being north of the city of Winston Salem, N.C. in Middlefork Township, being known and designated as Lot Number 14, on the map of Gladston Courts, said map recorded in the office of the Register of Deeds of Forsyth Countym, N.C., in Plat Book 17, Page 183, to which reference is hereby made for a more particular description.

It is understood and agreed that this deed is subject to the following provisions and restrictions which the grantees take subject to: For residences only except garages and outhouses for domestic purposes, and no residence shall have less than 1000 square feet of floor space excluding porches and garages. This does not apply to schools and churches.