

**2016020665 00046**

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

**\$40.00**

PRESENTED & RECORDED

06/01/2016 10:09:38 AM

**C. NORMAN HOLLEMAN**

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

**BK: RE 3289**

**PG: 1361 - 1363**

This instrument drafted by: Darren S. Cranfill Attorney at Law, PLLC  
(No title search requested or performed)

After recording, mail to: Grantee @ 3932 Lexwin Avenue  
Winston-Salem, NC 27107

Sale of Grantors Primary Residence? NO  
Property Address: 1433 Verdun Street  
Winston-Salem, NC 27107

Grantors Address: 7727 Whitehorse Drive  
Clemmons, NC 27012

Tax Parcel Number: 6844-26-8953.00 - Revenue Stamps: \$40.00

### **NORTH CAROLINA GENERAL WARRANTY DEED**

This deed made this the 5 day of April, 2016, by **Welford L. Coutts, Jr. and wife, Patricia S. Coutts ("Grantor")** to **Keny Guerrero-Garcia (unmarried) and Cinthya Prieto-Macias (unmarried), as joint tenants with rights of survivorship ("Grantee")**.

#### **WITNESSETH:**

That the said Grantor in consideration of ten dollars and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, a tract or parcel of land in the County of **Forsyth** and State of North Carolina, and bounded as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

This property was conveyed to the Grantor in Deed 1569, Page 526, Forsyth County Registry.

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.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and their heirs and assigns forever.

And the said Grantor does covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2016 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands the date first above written.

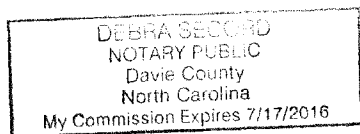
Welford L. Coutts, Jr. (SEAL)  
Welford L. Coutts, Jr.

Patricia S. Coutts (SEAL)  
Patricia S. Coutts

# STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Debra Secord, the undersigned, a Notary Public of the State of North Carolina, County of Davie, do hereby certify that on the 5 day of April, 2016, before me personally appeared **Welford L. Coutts, Jr. and wife, Patricia S. Coutts**, who proved to me by satisfactory evidence to be the person(s) who signed the forgoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and official seal, this 5 day of April, 2016.



Debra Secord  
(Official signature of Notary)

Debra Secord  
(Notary's printed or typed name)

My commission expires: 7/17/2016

EXHIBIT "A"

PROPERTY DESCRIPTION

BEING KNOWN AND DESIGNATED AS LOT NO. 9A OF THE C. F. NISSON PROPERTY, AS SHOWN ON MAP RECORDED IN PLAT BOOK 3, PAGE 11, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION. (BEING ALSO KNOWN AS LOT NO. 9A, IN BLOCK 1806, WINSTON TOWNSHIP, ON THE FORSYTH COUNTY TAX MAP.)