

**2016023113 00001**

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$125.00

PRESENTED & RECORDED:
06-17-2016 08:06:45 AM

C. NORMAN HOLLEMAN
 REGISTER OF DEEDS
 BY: RANDY L SMITH
 DPTY

BK: RE 3292**PG: 634-636****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax \$125.00

NO TITLE SEARCH OR CLOSING REQUESTED OR PERFORMED

Parcel Identifier No. _____ Verified by _____ County on the _____ day of _____, 2016.
 BY: _____

Mail/Box to: Grantee @4041 Reich Street, Winston-Salem, NC 27105 **Box 29**
This instrument was prepared by H. Dwight Nelson, Attorney At Law P.O. Box 902, Rural Hall, NC 27045
Brief description for the index Lots 31 & 32 of Deltonia Plat Book 9, Page 161

THIS DEED made this the 16th day of June 2016, by and between

GRANTOR	GRANTEE
JOHN R. BRIM and wife, LINDA P. BRIM 4465 Pebble Lake Dr. Pfafftown, NC 27040	ELIBERTO GUZMAN VARELA and wife, MIRIAN BONILLA 4041 Reich Street Winston-Salem, NC 27105

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:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor(s) by instrument recorded in Book 1010, Page 922, Forsyth County Registry.
PROPERTY ADDRESS: 4041 Reich Street, Winston-Salem, NC 27106
FORSYTH COUNTY TAX PIN # 6827-82-4763.00

As per NCGS sec. 105-317.2 This property does not contain the Grantor's primary residence,
The 2015 taxes have been paid.

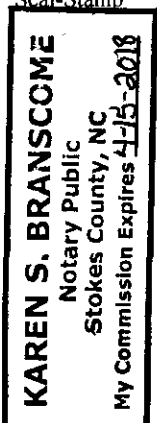
TO HAVE AND TO HOLD the said Property and all privileges and appurtenances (rights) belonging to the Grantee(s), in fee simple.

And the Grantor covenants with the 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:

Any Easements, Right-of-Ways and /or Restrictions of Record, if any, and Future Ad Valorem Taxes.

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

John R. Brim (SEAL) *Linda P. Brim* (SEAL)
JOHN R. BRIM LINDA P. BRIM

<p>Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Stokes</u> County and State aforesaid certify that JOHN R. BRIM 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 <u>16th</u> day of <u>June</u>, 20<u>16</u>.</p> <p><u><i>Karen S. Branscome</i></u> Notary Public</p> <p>My Commission Expires: <u>4-15-2018</u></p>
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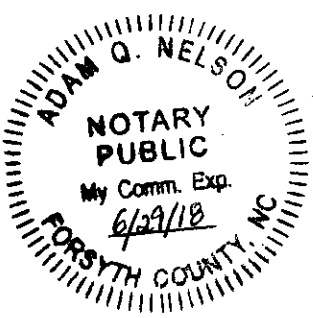
<p>Seal-Stamp</p> 	<p>State of North Carolina – County of <u>Forsyth</u></p> <p>I, the undersigned Notary Public of <u>Forsyth</u> County and State aforesaid certify that LINDA P. BRIM M. KIGER personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this <u>16th</u> day of <u>June</u>, 20<u>16</u>.</p> <p><u><i>Adam Q. Nelson</i></u> Notary Public</p> <p>My Commission Expires: <u>6/29/2018</u></p>
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EXHIBIT "A"

BEING KNOWN AND DESIGNATED AS Lots Nos. 31 and 32 on Map of Deltonia No. 8, property of Home Real Estate & Insurance Company, map recorded in Register of Deeds, Forsyth County, North Carolina Book 9, Page 161.

60 foot on Reich Street, thence 78.8 feet on back lot line; thence 257 feet on N. Line, thence 262 feet on South Line .

For chain of title see Deed Book 2426, Page 1379 and Deed Book 458, Page 32 all of the Forsyth County Registry.