


**2016032084 00199**

 FORSYTH CO, NC FEE \$26.00  
 STATE OF NC REAL ESTATE EXT  
**\$64.00**

 PRESENTED & RECORDED:  
**08-15-2016 03:53:37 PM**  
 C. NORMAN HOLLEMAN  
 REGISTER OF DEEDS  
 BY: OLIVIA DOYLE  
 ASST

**BK: RE 3302**  
**PG: 2125-2126**
**NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$64.00

Parcel Identifier No.

Verified by \_\_\_\_\_ County on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

 Mail/Box to: Grantee at 1921 Burgoyne Ct. Winston-Salem, NC 27107

 This instrument was prepared by: Heather J. Kiger BKPA

Brief description for the Index:

 THIS DEED made this 15<sup>th</sup> day of August, 2016 by and between

GRANTOR	GRANTEE
<b>TANJA F. SHARP, widow</b>	<b>MARCELO U. ANTUNEZ</b>
PROPERTY ADDRESS IS <input checked="" type="checkbox"/> /IS NOT _____ GRANTOR'S PRIMARY RESIDENCE	<b>Property Address:</b> <b>1921 Burgoyne Ct.</b> <b>Winston-Salem, NC 27107</b>

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:

Beginning at an iron stake in the north line of Burgoyne Court, said stake being 227.2 feet eastwardly from the northeast corner of said court and Leight Street; running thence North 01 degrees 09' East 187.00 feet to an iron stake in the south line of Weir property South 88 degrees 51' East 110.00 feet to an iron stake; thence South 01 degrees 09' West 187.00 feet to an iron stake in the north line of Burgoyne Court; thence along the north line of said court North 88 degrees 51' West 110.00 feet to the BEGINNING; being lot no. 3 on an unrecorded map of Sprague Street Vista, formerly a portion of Lot no. 2 on the Map of J.J. Leight Property as recorded in Plat Book 10, Page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina.

The property hereinabove described was acquired by Grantor by deed recorded in Deed Book 2870, Page 928, Forsyth County Registry.

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: Subject to all easements, restrictions and rights-of-way of record, if any, and ad valorem taxes for 2016 and subsequent years.

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

Tanja F. Sharp  
TANJA F. SHARP

State of North Carolina - County of Forsyth  
I, Heather J. Kiger, a Notary Public of Forsyth County, State of North Carolina, certify that TANJA F. SHARP, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial stamp or seal this 15 day of August 2016.

Heather J. Kiger Notary Public  
My Commission Expires: 8-16-17

SEAL

