

aka Hector Salinas-Carrillo

2016052433 00302FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT**\$100.00**

PRESENTED & RECORDED

12/30/2016 04:09:15 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3326**PG: 1787 - 1788**

Drafted By: Bryan C. Thompson, Esq.

RECORDING TIME

No Title Search Requested Or Performed By
Drafting Attorney

EXCISE TAX \$100.00

PROBATE AND FILING FEE

Block: 1390 Lot: 065 Parcel Identifier No.: 6833-66-2968.00
Property Address: 3811 Southdale Avenue, Winston-Salem, NC 27107.
Mail after recording and future tax bills to: Grantee at**NORTH CAROLINA GENERAL WARRANTY DEED**THIS DEED made this 28 day of December, 2016, by and between

GRANTOR

Orrell Properties, LLC

PO Box 1702
Clemmons, NC 27012

GRANTEE

Hector Salinas Carrillo and
Candelaria Saguilan Bracamontes3811 Southdale Avenue
Winston-Salem, NC 27107

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, in consideration of ten dollars and other valuable consideration (\$10.00 and o.v.c.) to it 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 in Forsyth County, North Carolina, more particularly described as follows:

BEING known and designated as all of Lot 65 of Southdale Subdivision, as shown by Platbook 3, Page 73, which is recorded in the office of the Register of Deeds for Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Together with and subject to all easements and restrictions of record, if any.

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, free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, save and except easements, restrictions, and rights of way as appear of record, and 2016 city-county ad valorem property taxes, prorated between the parties as of the date of delivery of this deed.

All or a portion of the property herein conveyed includes or does not include the primary residence of the Grantor.submitted electronically by "Law Office of Thomas G. Jacobs"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

IN WITNESS WHEREOF the Grantor has set its hands and seals the day and year first above written.

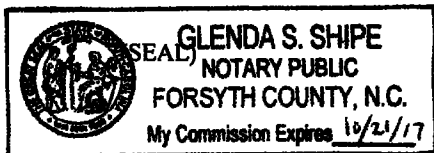
ORRELL PROPERTIES, LLC

Orrell Properties, LLC by
William Frank Orrell, Jr., Managing Member (seal)
By: William Frank Orrell, Jr., Managing Member
of Orrell Properties, LLC

STATE OF NORTH CAROLINA)
)
COUNTY OF Forsyth)

I, Glenda S. Shipe, a Notary Public of Forsyth County, North Carolina, certify that William Frank Orrell, Jr., Managing Member of Orrell Properties, LLC, personally appeared before me this day, and acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated after first being duly authorized to do so, on behalf of said Limited Liability Company.

WITNESS my hand and notarial seal, this 28 day of December, 2016.



Glenda S. Shipe
Glenda S. Shipe (print name)
Notary Public

My Commission Expires: 10/21/17