

**2017000422 00036**FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00PRESENTED & RECORDED:
01-05-2017 10:00:17 AMLYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPT**BK: RE 3326**
PG: 3887-3889

DRAFTED BY: John R. Lawson, Assistant City Attorney	Tax Block: PIN # 6827-94-5691.00
Mail after recording to: <u>Box 26</u>	Mail future tax bills to:
	112 Marvin Blvd.
	Winston-Salem, NC 27105

**FORSYTH COUNTY, NORTH CAROLINA
SPECIAL WARRANTY DEED****THIS DEED made this 30 day of December, 2016, by and between**

GRANTOR	GRANTEE
CITY OF WINSTON-SALEM, a municipal corporation 101 N. Main St. Winston-Salem, NC 27103	LEONARDO RIVERA 133-45 121st Street South Ozone Park, NY 11420

The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include the singular, plural, masculine, feminine, or neuter, as required by context.

WITNESSETH, that the Grantor, for valuable consideration paid by the Grantee, the receipt and sufficiency of which is hereby acknowledged, has and by these presents does, hereby, grant, bargain, sell, and convey unto the Grantee, in fee simple a tract (hereinafter, the "Tract") of land in Forsyth County, North Carolina, Winston Township, more particularly described on Exhibit A, attached hereto, and incorporated herein by reference.

None of the property herein conveyed includes the primary residence of the Grantor.

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple. Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

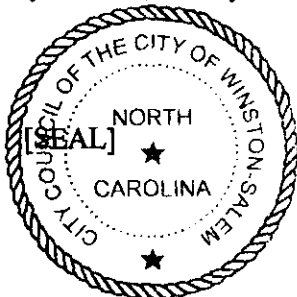
Grantor specifically disclaims and excludes all implied warranties, including any implied warranties of merchantability and fitness for a particular purpose. The City specifically disclaims any warranty or representation regarding the condition of the property conveyed herein and any building or other structure thereon; accordingly, the Grantee accepts the property "AS IS/WHERE IS, AND WITH ALL FAULTS". Grantee acknowledges that the Grantor has not made, does not make, and specifically negates and disclaims any representations, warranties, promises, covenants, agreements, or guarantees, of any kind or character, whatsoever, concerning (i) the value, nature, quality, or condition of the Property and (ii) the suitability of the Property for any and all activities and uses to which the Grantee may conduct thereon. Without limiting the scope of the foregoing, the Grantor has not made, does not make, and specifically negates and disclaims any representation that the Property is free of or from: (1) any material

or substance which detrimentally affects the value, nature, quality, or condition of the Property, (2) unsuitable soil conditions, (3) flooding, (4) stormwater drainage problems, (5) unsuitable topography, (6) unknown utility lines or other subterranean structures, and their unrecorded easements, and (7) zoning regulations adversely affecting the intended use of the Property.

Authority for the undersigned officers of Grantor to execute this deed was conferred by resolution of the City Council of Winston-Salem at a legal meeting, thereof, on the 19th day of December, 2016.

This conveyance is made subject to all easements, restrictions, covenants, conditions, and all other agreements and matters of record, and any and all unrecorded City utility easements.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed, in its corporate name, by its City Manager, attested by its City Secretary, and its seal to be hereunto affixed, by authority of its City Council, the day and year first above written.



CITY OF WINSTON-SALEM

By: [Signature]
Lee D. Garrity, City Manager

ATTEST:

[Signature]
Melanie Johnson, City Secretary

Approved as to form and legality.
This 29th day of December 2016
[Signature] Attorney

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Helma S. McKay, a Notary Public of Forsyth County, NC, do hereby certify that Melanie Johnson personally came before me this day, and acknowledged that she is the City Secretary of the City of Winston-Salem, a municipal corporation, and that by authority duly given and as the act of the municipal corporation, the foregoing instrument was signed in its name by its City Manager, sealed with its corporate seal, and attested by her, as its City Secretary.

WITNESS my hand and official seal, this the 30th day of December, 2016.

Notary Public: Helma S. McKay
My commission expires October 13, 2020

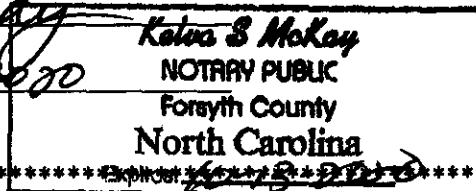


Exhibit A

(legal description)

Lots 4 & 5, Marvin Heights Development, Plat Book 3, page 42A, Forsyth County.