



2017000579 00193

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$50.00

PRESENTED & RECORDED:
01-05-2017 03:24:35 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3327

PG: 86-87

Original To:

Geared Agency

Mail to Grantee: 3910 Southdale Avenue, Winston Salem, NC 27107

Address of the Grantor: 3906 Southdale Avenue, Winston Salem, NC 27107

Ther property is not the primary residence of the Grantor.

Excise tax: \$50.00

This instrument was prepared by: Samuel M. Booth

Tax PIN 6833-56-9774

Brief description for the Index: Lot 18 Southdale

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 30th day of December, 2016, by and between

GRANTOR	GRANTEE
BRIAN MARK SMITH (Unmarried)	OMAR ESQUIVEL ANGEL (Unmarried)

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:

Being Known and Designated as **Lot 18** as shown on the Plat of **SOUTHDALE**, recorded in **Plat Book 3 page 71**, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description. Being the same property as described in Book 1768 page 2718, of the Forsyth County Registry. Currently being identified on the Forsyth County Tax records as PIN 6833-56-9774.00. For further reference see Book 3216 page 2104, Forsyth Registry.

TO HAVE AND TO HOLD, the aforesaid tract or parcel of land and all privileges and

appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with Grantee, that Grantor is seized of said premises in fee simple, has the right to convey the same in fee simple, that title is marketable, title is free and clear of all encumbrances, and Grantor will warrant and defend the title against the lawful claims of all person whatsoever, except as to easements and restrictions of record, if any, and 2017 ad valorem taxes.

IN WITNESS WHEREOF, the Grantor has hereto set her hand and seal.

Brian Mark Smith (Seal)
BRIAN MARK SMITH (Unmarried)

NORTH CAROLINA - FORSYTH COUNTY

I, Gerald G. Spough a Notary Public of Stokes County, State of North Carolina, certify that **BRIAN MARK SMITH** (Unmarried) Grantor, personally came before me this day and voluntarily acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 5th day of January, 2017

Gerald G. Spough

Print name Gerald G. Spough Notary Public



My Commission expires: Jan. 21, 2018

(affix Notary Seal)