



2017018163 00082

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$260.00

PRESENTED & RECORDED:
05-11-2017 12:51:51 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3346
PG: 1753-1755

Box 79

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$260.00

Block 2034, part of Lot 103E
PIN

Grantor Address: 930 Buttonwood Court
Winston-Salem, NC 27104

Grantee's Address: 4845 Tobaccoville Road
Tobaccoville, NC 27050

Dwight Nelson (Box 79)

This instrument was prepared by: R. Brandt Deal No title search requested

Brief Description for the Index: 1.031 acres +/- N Patterson Ave

This Deed made this 10th day of May, 2017, by and between

GRANTOR: Buttonwood Family, LLC, a North Carolina limited liability company

GRANTEE: Rogelio Torres Patino and Yvette Cuevas Torres, as tenants in common
4845 Tobaccoville Road, Tobaccoville, NC 27050

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:

See attached Exhibit "A" which is incorporated herein by reference.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

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, the 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:

Easements and restrictions of record, if any and 2017 ad valorem taxes.

IN WITNESS WHEREOF, the undersigned Buttonwood Family, LLC Grantor has caused this instrument to be signed in its company name by its duly authorized member/manager, and has adopted as its seal the word "SEAL" appearing at or beside its name and the signature(s) the day and year first above written.

Buttonwood Family, LLC
a North Carolina limited liability company

Patricia M. Williams (Seal)
Patricia M. Williams, member/manager

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH:

I, R Brandt Deal, a Notary Public of Forsyth County, North Carolina, do hereby certify that Patricia M. Williams personally came before me this day and acknowledged that she is member/manager of Buttonwood Family, LLC a North Carolina limited liability company, and that she as member/manager being authorized to do so, voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated on behalf of the company.

Witness my hand and official stamp or seal, this 10th day of May, 2017.

R Brandt Deal
Notary Public

(Notary Seal)

My Commission Expires:

R. Brandt Deal
Notary Public
Forsyth County, NC
My Commission Expires September 29, 2020

EXHIBIT "A"

BEGINNING at an iron located in the western right-of-way line of North Patterson Avenue, said iron being the southeast corner of the property of Reynolds Carolina Federal Credit Union (now known as Allegacy Federal Credit Union) as more particularly described in Book 2118 at Page 4410 Forsyth County Registry (Tax Pin #6828-47-3118); thence from said BEGINNING point with the southern property line of Allegacy, South 53° 42' 58" West 103.38 feet to an iron; thence continuing with said south line South 84° 59' 17" West 198.59 feet to a point; thence on new line South 05° 08' 02" East 79.66 feet to an iron; thence North 84° 09' 47" East 27.01 feet to a point; thence South 17° 56' 33" East 46.53 feet to a point located in the northern property line of Huffman Rentals, Inc. (Tax Pin #6828-46-6759), said point being located in the center of Mill Creek, (the center of the creek being the property line); thence with the center of Mill Creek; the following five (5) courses and distances, namely North 78° 41' 39" East 67.98 feet; thence North 83° 22' 03" East 124.30 feet to a point; thence South 56° 59' 40" East 38.87 feet to a point; thence North 78° 15' 52" East 75.44 feet to a point; thence North 51° 33' 20" East 53.79 feet to a point located in the western right-of-way line of North Patterson Avenue; thence with said right-of-way line North 36° 18' 41" West 178.81 feet to an iron, the point and place of BEGINNING, containing 1.031 acres, all according to a survey by SGROI Land Surveying, PLLC dated December 22, 2016, and is the eastern portion of that property conveyed to Buttonwood Family, LLC in Book 3250 at Page 241 Forsyth County Registry.

There is also conveyed herewith a Non-Exclusive Access Easement as recorded in Book 3334 at Page 334, which is incorporated herein by reference.