



2017018555 00085

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$70.00

PRESENTED & RECORDED:
05-15-2017 01:02:15 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3346
PG: 3799-3801

box 100

Drafted by: William E. Rabil, Jr.

Mail future tax bills to Grantee at 4206 Dellwood Drive, Winston-Salem NC 27105

FORSYTH COUNTY, NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 9 day of May, 2017 by and between, PAGE B. HARTSELL (Widow), as GRANTOR to GUILLERMO TORRES MARTINEZ (married), as GRANTEE.

The Grantor's address is 2369 Maplewood Avenue, Winston-Salem, NC 27103.

The Grantee's address is 4106 Dellwood Drive, Winston-Salem, NC 27105.

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 Considerations (\$10.00 & O.V.C.) to her 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 of the Grantor's interest in that certain lot or parcel of land located in Forsyth County, North Carolina, and more particularly described on attached Exhibit A.

Property Address: 4206 Dellwood Drive, Winston-Salem, NC 27105
Pin No. 6827-83-1602.00

The property conveyed herein does not contain 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 Grantees, 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 subject to easements, agreements, assignments, covenants, dedications, and rights of way of record, and ad valorem taxes for the current year, and each subsequent year.

IN WITNESS WHEREOF the Grantor has set her hand and seal, the day and year first above written.

Page B. Hartsell (SEAL)
PAGE B. HARTSELL (Widow)

STATE OF NORTH CAROLINA, COUNTY OF FORSYTH

I, *MARY Sue Hatley*, a Notary Public of said County and State, do hereby certify that on this 9 day of May, 2017, before me personally appeared, PAGE B. HARTSELL (Widow) who proved to me by satisfactory evidence to be the person who signed the foregoing document and acknowledged to me that she signed it voluntarily for its stated purpose.

Witness my hand and notarial seal this 9 day of May, 2017.

Mary Sue Hatley
Notary Public
MARY Sue Hatley
Typed or printed name of Notary Public

My Commission expires: *12/18/2020*

(SEAL)

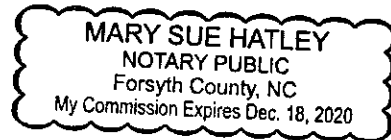


EXHIBIT A

BEGINNING at an iron stake on the West side of Dellwood Drive (formerly Columbus Drive), the Southeast corner of Lot No. 8 on the hereinafter mentioned map, running thence Westwardly with the South line of Lot No. 8 a distance of 150 feet to an iron stake; thence South 2 Degrees 10 Minutes West 217.90 feet to a stake in the West line of Lot No. 5; thence North 53 Degrees 45 Minutes East 190.70 feet to a stake on the West side of Dellwood Drive (formerly Columbus Drive); thence Northwardly with the West side of Dellwood Drive 99.70 feet to the beginning. Being all of Lot No. 7 and parts of Lots Nos. 5 and 6 as shown on the map of Alsbaugh property as recorded in Plat Book 4 at page 111 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more definite and particular description of said property.

Property Address: 4206 Dellwood Drive, Winston-Salem, NC 27105

PIN No. 6827-83-1602.00

For further reference see Deed recorded in Book 2528, Page 1048, Forsyth County Registry.