

2017022991 00259
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$2.00
PRESENTED & RECORDED
06/12/2017 04:53:36 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY
BK: RE 3352
PG: 624 - 626

END OF DAY

GENERAL WARRANTY DEED

Excise Tax: \$2.00
Tax Parcel ID No. 6835-71-6222.000 Verified by _____ County
on the 9 day of 1, 20 By: _____

Mail/Box to: Grantee

This instrument was prepared by: Thomas G. Jacobs, Attorney

Brief description for the Index: Lots 419 & 420 Columbia Heights Extension

THIS DEED, made this the 9 day of June, 2017 by and between

GRANTOR: Raul A. Lio and wife, Amanda M. Lio
whose mailing address is P.O. Box 656, Southmont, NC 27351
(herein referred to collectively as Grantor) and

GRANTEE: 52 Excavation & Construction Trust
whose mailing address is 380 Knollwood St. STE H-258, Winston-Salem, NC 27103
(herein referred to collectively as Grantee) and

[Include mailing address for each Grantor and Grantee; marital status of each individual Grantor and Grantee; and type of entity, e.g., corporation, limited liability company, for each non-individual Grantor and Grantee.]

WITNESSETH:

For valuable consideration from Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains, sells and conveys unto Grantee in fee simple, subject to the Exceptions and Reservations hereinafter provided, if any, the following described property located in the County of Forsyth, State of North Carolina, more particularly described as follows:

See attached Exhibit A

Said property having been previously conveyed to Grantor by instrument(s) recorded in Book 2250, Page 3100, and being reflected on plat(s) recorded in Map/Plat Book 2, page/slide 75.

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

TO HAVE AND TO HOLD unto Grantee, together with all privileges and appurtenances thereunto belonging, in fee simple, subject to the Exceptions and Reservations hereinafter and hereinabove provided, if any.

And Grantor hereby warrants that Grantor is seized of the premises in fee and has the right to convey same in fee simple, that title is marketable and is free and clear of encumbrances other than as set forth herein, and that Grantor will forever warrant and defend the title against the lawful claims of all persons or entities whomsoever.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

All references to Grantor and Grantee as used herein shall include the parties as well as their heirs, successors and assigns, and shall include the singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

By: Raul A. Lio
Print/Type Name & Title: _____

Raul A. Lio (SEAL)
Raul A. Lio

By: Amanda M Lio
Print/Type Name & Title: _____

Amanda M. Lio (SEAL)
Amanda M. Lio

By: _____
Print/Type Name & Title: _____

(SEAL)

By: _____
Print/Type Name & Title: _____

(SEAL)

State of NC
County of Guilford

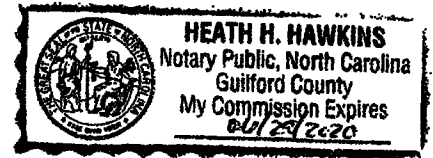
(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:
Raul A. Lio and Amanda M. Lio

_____ [insert name(s) of principal(s)].

Date: 6/9/2017

Heath H. Hawkins
Notary Public
Notary's Printed or Typed Name



My Commission Expires:
06/29/2020

State of _____
County of _____

(Official/Notarial Seal)

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document:

_____ [insert name(s) of principal(s)].

Date: _____

Notary Public
Notary's Printed or Typed Name

My Commission Expires:

Exhibit A

BEING KNOWN AND DESIGNATED as Lots No. 419 and 420, as shown on Map of COLUMBIA HEIGHTS EXTENSION, a plat of which is recorded in Plat Book 2, Page 75, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which plat reference is hereby made for a more particular description.

Property Address: 1406 Diggs Blvd., Winston-Salem, North Carolina