

**2017026869 00154**

FORSYTH CO. NC FEE \$26.00

GIFT DEED

PRESENTED &amp; RECORDED

07/07/2017 04:17:33 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: RANDY L SMITH

DPTY

**BK: RE 3356****PG: 3058 - 3059**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: - 0 -

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6827-95-2085.000

Mail after recording to: *Grantee @ Address shown below*

This instrument was prepared by: CLINT CALAWAY- NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 4<sup>th</sup> day of JULY, 2017 by and between

**GRANTOR**

HERMAN F. BARKER AND WIFE, GAY BARKER  
6078 STANLEYVILLE DRIVE  
RURAL HALL, NC 27045

**GRANTEE**

GUZMAN RAMON de JESUS  
204 MARVIN BLVD.  
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, 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 and more particularly described as follows:

**Being known and designated as Lots 13, 14 and 15 on the map of Marvin Heights as surveyed and platted by J.A. Walker, Eng., May 1923, and recorded in Plat Book 3 at Page 42A in the Office of the Register of Deeds of Forsyth County, North Carolina, to which reference is hereby made for a more particular description.**

**Property commonly known as 204 Marvin Blvd., Winston Salem  
Parcel ID#: 6827-95-2085.00**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3084, Page 1257, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 3, Page 42A, and referenced within this instrument.

The above described property ☐ does ☒ 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, that 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 except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

**IN WITNESS WHEREOF**, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

\_\_\_\_\_  
(ENTITY NAME)

By: [Signature]  
Title: \_\_\_\_\_

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Herman F. Barker (SEAL)  
HERMAN F. BARKER

Gay Barker (SEAL)  
GAY BARKER

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
(SEAL)

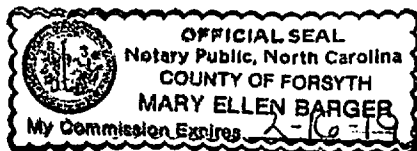
Forsyth  
NORTH CAROLINA \_\_\_\_\_ COUNTY

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: HERMAN F. BARKER AND GAY BARKER \_\_\_\_\_ Witness my hand and official stamp or seal, this the 14th day of July, 2014.

My Commission Expires: 2-16-19

Mary Ellen Barger  
Notary Public

Print Notary Name: Mary Ellen Barger



NORTH CAROLINA \_\_\_\_\_ COUNTY

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: \_\_\_\_\_ Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_