



2017036955 00197

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$20.00

PRESENTED & RECORDED:
09-15-2017 03:57:10 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY

BK: RE 3368

PG: 1078-1079

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax:

Parcel Identifier No. 6845-26-3851.000
and 6845-26-3717.000

Mail after recording to: Calaway Box-#24

This instrument was prepared by: CLINT CALAWAY, 380 KNOLLWOOD STREET, SUITE G, WINSTON-SALEM, NC 27103

NO TITLE SEARCH REQUESTED OR PERFORMED

THIS DEED made this 15th day of September, 2017 by and between

GRANTOR

**JERRY E. BYRD, TRUSTEE OF THE JERRY E. BYRD REVOCABLE TRUST
1068 E. WINDWOOD DRIVE, KERNERSVILLE, NC 27284**

GRANTEE

**SANTOS ANIBAL MALDONADO
4473 OAKRIDGE 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, 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:

FRONTING 120 FEET ON THE SOUTH SIDE OF HOLLAND BOULEVARD AND OF THAT WIDTH EXTENDING BACK SOUTH 125 FEET TO THE OLD BELEWS CREEK ROAD, AND BEING KNOWN AND DESIGNATED AS LOT NOS. 108 AND 109 ON THE PLAT OF PINECREST PROPERTY. SEE PLAT BOOK 1, PAGE 66(2) IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; ALSO DEED BOOK 171, PAGE 280.

PROPERTY ADDRESS: VACANT LOTS, LULA STREET, WINSTON-SALEM, NC 27101

All or a portion of the property hereinabove described was acquired by Grantor by that instrument recorded in Book 3085,

Page 2326, Forsyth County Registry.

The above described property ☐ does ☒ xx 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.

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

Jerry E. Byrd (SEAL)
 JERRY E. BYRD, TRUSTEE OF THE JERRY E. BYRD REVOCABLE TRUST
 (SEAL)

STATE OF NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: **JERRY E. BYRD, TRUSTEE OF THE JERRY E. BYRD REVOCABLE TRUST.** Witness my hand and official stamp or seal, this the 15th day of September, 2017.

My Commission Expires: 2-16-19

Mary Ellen Barger

Notary Public

Print Notary Name: Mary Ellen Barger

