

2017046464 00134FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$90.00PRESENTED & RECORDED
11/20/2017 01:51:25 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPTY**BK: RE 3379****PG: 122 - 123****NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 90.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6828-60-6012.000**

Mail after recording to: 3615 Cash Drive, Apt P, Winston Salem, NC 27107

This instrument was prepared by: Bunch & Associates, PLLC

THIS DEED made this 16th day of November, 2017 by and between**GRANTOR**Nathan J. Meyer and wife,
Suzanne R. Meyer
182 Rockford Road
Kernersville, NC 27284**GRANTEE**Mario Fomperosa Poxtan and
Beatriz Ortiz CruzProperty Address:
113 Granada Court
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 Lot No. 21 as shown on the map of GREGORY MANOR, which is recorded in Plat Book 17, Page 4 in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

Submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1472, Page 0342, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 4, 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)

Nathan J. Meyer (SEAL)
Nathan J. Meyer

By: _____
Title: _____

Suzanne Meyer (SEAL)
Suzanne Meyer

By: _____
Title: _____

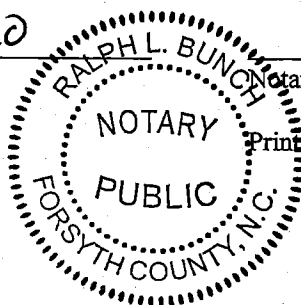
(SEAL)

STATE OF North Carolina

COUNTY OF Forsyth

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: Nathan J. Meyer and wife, Suzanne Meyer. Witness my hand and official stamp or seal, this the 16th day of November 2017.

My Commission Expires: 3/9/2020



Notary Public

Print Notary Name: Ralph L. Bunch