

End of Day



2017048743 00184

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$24.00

PRESENTED & RECORDED:
12-07-2017 04:39:43 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: RANDY L SMITH
DPT

BK: RE 3381
PG: 3205-3207

Prepared By

Name: Elizabeth L Shaw
Address: 811 Braehill Terrace Dr
Winston Salem
State: NC Zip Code: 27104

After Recording Return To

Name: Eric Brian Guerrero
Address: 444 E Devonshire St.
Winston-Salem
State: NC Zip Code: 27127

original to

Space Above This Line for Recorder's Use

NORTH CAROLINA GENERAL WARRANTY DEED

STATE OF NORTH CAROLINA
Forsyth COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of twelve thousand dollars (\$ 12,000) in hand paid to Elizabeth L Shaw, a _____, residing at 811 Braehill Terrace Dr County of Forsyth, City of Winston Salem State of NC, (hereinafter known as the "Grantor(s)") hereby conveys and warrants the title against all persons whomsoever to Eric Brian Guerrero, a _____, residing at 444 E Devonshire St, County of Forsyth, City of Winston Salem State of NC (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim the property hereby granted in or to the following *described real estate (*and in Exhibit A if attached), situated in Forsyth County, North Carolina to-wit:

Property 442 E Devonshire St Winston-Salem, NC
27127

[INSERT LEGAL DESCRIPTION HERE AND/OR ATTACH EXHIBIT A]

TOGETHER WITH all the rights, members and appurtenances to the Real Estate in anyway appertaining or belonging thereto.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said Grantees, their heirs and assigns forever.

And said Grantors, for said Grantors, their heirs, successors, executors and administrators, covenants with Grantees, and with their heirs and assigns, that Grantors are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that Grantors will, and their heirs, executors and administrators shall, warrant and defend the same to said Grantees, and their heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed and delivered this General Warranty Deed under seal as of the day and year first above written.

Elizabeth L Shaw
Grantor's Signature

Grantor's Signature

Elizabeth L. Shaw
Grantor's Name

Grantor's Name

811 Braehill Terrace Dr
Address

Address

Winston Salem NC 27104
City, State & Zip

City, State & Zip

STATE OF NORTH CAROLINA)

COUNTY OF WASHTENAW

I, the undersigned, a ^{Olivia Doyle, Asst. Reg} ~~Notary Public~~ in and for said County, in said State, hereby certify that Elizabeth L. Shaw whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 7 day of December, 2017.

LYNNE JOHNSON, REGISTER OF DEEDS

Olivia Doyle Asst. Reg
Notary Public

njl

My Commission Expires: N/A

Exhibit A.

Previously referenced as follows: Lot number 21 as shown on the map of WINSTON-SALEM LAND & INVESTMENT COMPANY, recorded in Plat Book 4 at Page 147 (3) in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description.

SUBJECT TO all easements, rights-of-way, mineral reservations of record and protective covenants, if any.

NOT TO INCLUDE, any and all gas, oil and minerals, under, on or in any way within the boundaries of the above described property owned by Grantor, which are hereby reserved by Grantor.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging. Grantor, for Grantor and for Grantor's heirs and assigns, executors and administrators, covenants with Grantees and Grantees' heirs and assigns, that Grantor and any other person or persons in Grantor's name and behalf or claiming under Grantor shall not or will not hereafter claim or demand any right or title to the premises or any part thereof, but they and each of them shall be excluded and forever barred therefrom except as herein set forth.

Exhibit A