

**2017050676 00172**

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

**\$40.00**  
PRESENTED & RECORDED  
12/21/2017 02:31:29 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASST

**BK: RE 3383**  
**PG: 4112 - 4113**

**NORTH CAROLINA**  
**GENERAL WARRANTY DEED**

Excise Tax: **\$ 40.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. **6844-13-0708.000**

Mail after recording to: Grantee at:

**NO TITLE SEARCH PREFORMED OR REQUESTED**

This instrument was prepared by: Bunch & Associates, PLLC 309 Upton Street, Winston Salem, NC 27103

THIS DEED made this 20<sup>th</sup> day of December, 2017 by and between

**GRANTOR**

**JOHN SOUTHARD, INC.**

2601 Reynolds Drive  
Winston-Salem, NC 27104

**GRANTEE**

**Rafael Suarez Herrea and wife,  
Jackeline Sanchez**

**Property Address:**

2627 Sink Street  
Winston-Salem, NC 27107

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 13 as shown on the map of Green Park, Inc., said map being of record in Plat Book 14, Page 5, in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which 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 3381, Page 3603-3604, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 14 Page 5, 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.

John Southard, Inc. \_\_\_\_\_ (SEAL)  
 (ENTITY NAME)  
 By: [Signature] \_\_\_\_\_ (SEAL)  
 Title: John Southard, President  
 By: \_\_\_\_\_ (SEAL)  
 Title: \_\_\_\_\_

State of North Carolina

County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that John Southard personally came before me this day and acknowledged that he is the President of John Southard Inc., a North Carolina corporation, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 20<sup>th</sup> day of December, 2017.

My Commission Expires: 10-23-2021

[Signature]  
 Notary Public  
Katie S. Rebert  
 Printed Name of Notary

(SEAL)

