

2018000461 00006FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX**\$16.00**

PRESENTED & RECORDED

01/05/2018 08:19:56 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3385**PG: 2635 - 2636****NORTH CAROLINA SPECIAL WARRANTY DEED**

Excise Tax: \$16.00

Parcel Identifier Number: 6844-03-7414 Tax ID or Block & Lot: 1928 028Mail/Box to: Grantee at 630 Junia Avenue, Winston Salem, NC 27107

This instrument was prepared by:

The Elam Law Firm, PLLC, 351 N. Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 28, Green Park

THIS DEED made this October 21, 2017 by and between

GRANTOR

Piedmont Property Investors LLC

Grantor Address:

Post Office Box 812
Welcome, North Carolina 27374

GRANTEE

Edilberto Ramirez Olea

Buyer Address:

630 Junia Avenue
Winston Salem, NC 27107Property Address:
2831 Thomasville Road
Winston Salem, NC 27103

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 situated in or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

BEING KNOWN and designated as Lot Number 28 as shown on the Map of Property of Green Park, Inc. recorded 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 "The Elam Law Firm PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3362, Page 2847.

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

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 has doing nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against all the lawful claims of all persons claiming by, through, or under Grantor, other than the following exceptions: That pending demolition action by the City of Winston Salem/Forsyth County the cost and responsibilities of which the Grantee assumes by the acceptance of this Deed, 2017 Ad Valorem Taxes, any and all other easements, liens and other matters of record.

THIS PROPERTY DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

Piedmont Property Investors LLC
(Corporate Name)

By: [Signature] (SEAL)
Mark Watkins, Managing Member

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and County, do hereby certify that Mark Watkins, Managing Member of Piedmont Property Investors LLC personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 4 day of January 2018.

My Commission Expires: 10/3/22

[Signature]
Brian H. Elam, Notary Public

