

2018000466 00011FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$46.00

PRESENTED & RECORDED

01/05/2018 08:23:00 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3385**PG: 2645 - 2646****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$46.00

PIN: 6833-66-0647.000

Mail/Box to: Grantee:

This instrument was prepared by: T. Dan Womble, Attorney at Law – no title search

Brief description for the index: Lots 19 and 20, Southdale Development, PB 3, PG 71

THIS DEED made this 4 day of January, 2018 by and between

GRANTOR

**Brian Smith (unmarried)
3906 Southdale Avenue
Winston-Salem, NC 27107**

GRANTEE

**Gerardo Esquivel
3908 Southdale Avenue
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 parcels of land situated in Forsyth County, North Carolina and more particularly described as follows:

Being known and designated as Lots 19 and 20 as shown on the plat of Southdale Development as recorded in recorded in Plat Book 3, Page 71 in the Office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made for a more particular description.

Property address: 3908 Southdale Avenue, Winston-Salem, NC 27107

The above land was conveyed to Grantor by deed recorded in Deed Book 3230, Page 311, Forsyth County Registry.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

Submitted electronically by "T Dan Womble Attorney"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions: easements and restrictions of record, if any; violated zoning ordinances, if any. 2018 property taxes to be prorated.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

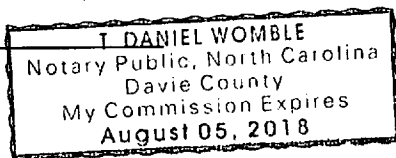
Brian Smith (SEAL)
Brian Smith

State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Stare and State aforesaid, certify Brian Smith personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 4 day of January 2018.

My Commission Expires:
(Affix Seal)



Daniel Womble
Daniel Womble Notary Public
Notary's Printed or Typed Name