

2018007883 00159

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$1200.00
PRESENTED & RECORDED
03/05/2018 03:51:06 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: TIMOTHY R WILLIAMS
ASST

BK: RE 3393

PG: 1592 - 1596

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$1200.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No: 6835-23-7956.000

Mail after recording to: GRANTEE AT ADDRESS BELOW

This instrument was prepared by: CLINT CALAWAY

THIS DEED made this 5 day of MARCH, 2018 by and between

GRANTOR

ALBERT L. BAMBACH AND WIFE, CARMEN C. BAMBACH
1 PARK VISTA LANE, CONDO 330,
WINSTON SALEM, NC 27101

GRANTEE

CHERYL BLACK AND HUSBAND, KEVIN THOMAS SIMMONS
428 S. MAIN STREET
WINSTON SALEM, NC 27101

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:

SEE ATTACHED LEGAL DESCRIPTION

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1828 Page 538, FORSYTH County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 66(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)

By: _____
Title: _____

By: _____
Title: _____

ALBERT L. BAMBACH BY POA

(SEAL)
ALBERT L. BAMBACH BY POA ALBERTO E.
BAMBACH
CARMEN C. BAMBACH BY POA

(SEAL)
CARMEN C. BAMBACH BY POA ALBERTO E.
BAMBACH

(SEAL)

(SEAL)

STATE OF _____ COUNTY OF _____

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: Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public
Print Notary Name: _____

STATE OF _____ COUNTY OF _____

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: Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

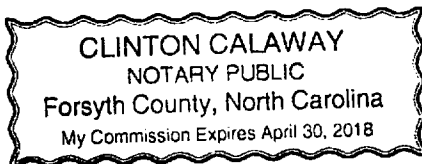
Notary Public
Print Notary Name: _____

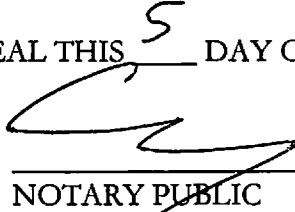
STATE OF NC
COUNTY OF FORSYTH

I, CLINTON CALAWAY, A NOTARY PUBLIC OF FORSYTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT **ALBERTO E. BAMBACH ATTORNEY-IN-FACT FOR CARMEN C. BAMBACH** PERSONALLY APPEARED BEFORE ME THIS DAY, AND BEING BY ME DULY SWORN, SAYS THAT HE EXECUTED THE FOREGOING AND ANNEXED INSTRUMENT FOR AND IN BEHALF OF **CARMEN C. BAMBACH** AND THAT HIS AUTHORITY TO EXECUTE AND ACKNOWLEDGE SAID INSTRUMENT IS CONTAINED IN AN INSTRUMENT DULY EXECUTED, ACKNOWLEDGED, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN BOOK 3381 PAGE 2424 AND THAT THIS INSTRUMENT WAS EXECUTED UNDER AND BY VIRTUE OF THE AUTHORITY GIVEN BY SAID INSTRUMENT GRANTING HIM POWER OF ATTORNEY; THAT THE SAID **ALBERTO E. BAMBACH** ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING AND ANNEXED INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED FOR AND IN BEHALF OF THE SAID **CARMEN C. BAMBACH**.

I DO FURTHER CERTIFY THAT I AM NOT A PARTY TO THE ATTACHED INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF MARCH, 2018.





NOTARY PUBLIC

MY COMMISSION EXPIRES:

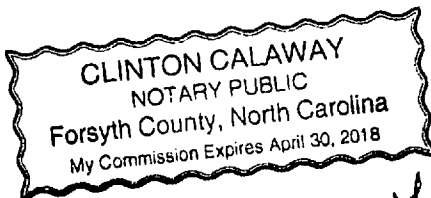
4/30/18


STATE OF NC
COUNTY OF FORSYTH

I, CLINTON CALAWAY, A NOTARY PUBLIC OF FORSYTH COUNTY, NORTH CAROLINA, DO HEREBY CERTIFY THAT **ALBERTO E. BAMBACH ATTORNEY-IN-FACT FOR ALBERT L. BAMBACH** PERSONALLY APPEARED BEFORE ME THIS DAY, AND BEING BY ME DULY SWORN, SAYS THAT HE EXECUTED THE FOREGOING AND ANNEXED INSTRUMENT FOR AND IN BEHALF OF **ALBERT L. BAMBACH** AND THAT HIS AUTHORITY TO EXECUTE AND ACKNOWLEDGE SAID INSTRUMENT IS CONTAINED IN AN INSTRUMENT DULY EXECUTED, ACKNOWLEDGED, AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA IN BOOK 3381 PAGE 2429 AND THAT THIS INSTRUMENT WAS EXECUTED UNDER AND BY VIRTUE OF THE AUTHORITY GIVEN BY SAID INSTRUMENT GRANTING HIM POWER OF ATTORNEY; THAT THE SAID **ALBERTO E. BAMBACH** ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING AND ANNEXED INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED FOR AND IN BEHALF OF THE SAID **ALBERT L. BAMBACH**.

I DO FURTHER CERTIFY THAT I AM NOT A PARTY TO THE ATTACHED INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5 DAY OF MARCH, 2018.




NOTARY PUBLIC

MY COMMISSION EXPIRES: 4/30/18

EXHIBIT A

BEGINNING at a p.k. nail located at the intersection of the western right of way line of South Main Street, the northeastern corner of Lot 48 of Map of Salem, recorded in Plat Book 8, Page 66 of the Forsyth County Registry, and the southern line of an alley formerly known as Fish Alley; running thence from said beginning point with the western right of way line of South Main Street, South 04 degrees 20' 46" East 95.21 feet to an "X" in concrete; thence South 85 degrees 40' 00" West 200.00 feet to an existing iron pipe in the eastern right of way line of South Liberty Street; thence with the eastern right of way line of South Liberty Street North 04 degrees 20' West 98.12 feet to an existing iron pipe; thence with the southern line of the alley referenced above North 86 degrees 30' East 200.00 feet to a p.k. nail, the point and place of BEGINNING. This description is taken from a survey prepared by Daniel W. Donathan, RLS, entitled "Map for: Albert L. Bamback and wife, Carmen C. Bamback" dated June 20, 1994, Job No. 1-35198.