

**2018011617 00129**FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT**\$37.00**

PRESENTED &amp; RECORDED

04/02/2018 12:06:35 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

**BK: RE 3397****PG: 2210 - 2212****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$37.00

Parcel Identifier Number: 6844-44-0619 Tax ID or Block & Lot: BLOCK 1737 LOT 002Mail/Box to: Grantee at 602 Patterson Road, Sale Creek, TN 37373This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104Brief description for the Index: Lot 2 of J. F. Clodfelter Estate

THIS DEED made this March 27, 2018 by and between

**GRANTOR**Randy Lee Boner  
and spouse,  
Kelly Phillips Boner

Kathy B Underwood, unmarried

Grantor Address:

1450 Double Bridges Road  
Madison, GA 306503211 Meadow Lane  
Winston Salem, NC 27107**GRANTEE**

Agustin Hernandez Muñoz

Buyer Address:

131 Cahill Court  
Winston Salem, NC 27127Property Address:  
2318 Marble 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 situated in or near the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

Submitted electronically by "The Elam Law Firm PLLC/Innovative Closing Solutions PLLC" in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**BEGINNING** at a point on the west side of Marble Street, said point of beginning being the southeast corner of Lot No. 1 and 220 feet south of the south side of Sprague Street, and running thence along the west side of Marble Street south 2 degrees 40 minutes west 50 feet to a point, the northeast corner of Lot No. 3; thence along the north line of Lot No. 3 north 87 degrees 35 minutes west 170 feet to a point, the northwest corner of Lot No. 3; thence north 2 degrees 40 minutes east 50 feet to a point, the southwest corner of Lot No. 1; thence along the south line of Lot No. 1 south 87 degrees 35 minutes east 170 feet to the place of beginning. Being known and designated as Lot No. 2 as shown on the map of J.L. Clodfelter Estate, plat of said property recorded in Plat Book 11, page 89 in the office of the Register of Deeds of Forsyth County, North Carolina, reference to which is hereby made.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 000583, Page 00349.

A map showing the above described property is recorded in Plat Book 11, Page 89.

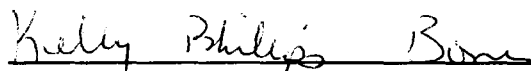
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

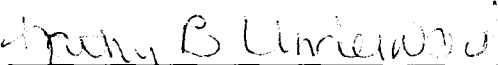
And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions: 2017 Ad Valorem Taxes are paid in the amount of \$342.01

\_\_\_\_/\_\_\_\_ THIS PROPERTY ☐ DOES ~~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.

 \_\_\_\_\_ (SEAL)  
Randy Lee Boner

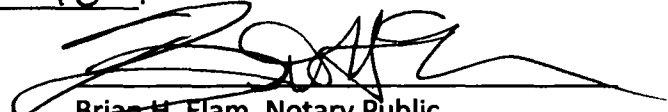
 \_\_\_\_\_ (SEAL)  
Kelly Phillips Boner

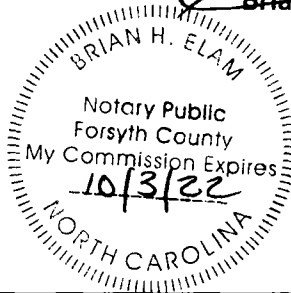
 \_\_\_\_\_ (SEAL)  
Kathy B Underwood

## STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Randy Lee Boner and spouse, Kelly Phillips Boner 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 27 day of March, 2018.

My Commission Expires: 10/3/22

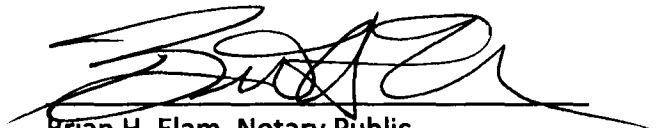
  
Brian H. Elam, Notary Public



## STATE OF NORTH CAROLINA, COUNTY OF Forsyth

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My Commission Expires: 10/3/22

  
Brian H. Elam, Notary Public

