

**2018016175 00146**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXT  
**\$220.00**

PRESENTED & RECORDED  
05/02/2018 04:02:19 PM

**LYNNE JOHNSON**  
REGISTER OF DEEDS  
BY: EVELYN R. DIXON  
DPTY

**BK: RE 3402**  
**PG: 3326 - 3329**

Prepared by & Mail to: Larry W. Pearman, PO Box 8178, Greensboro, NC 27419

Parcel Identifier No.: 6847-90-2830.000  
Excise Tax Stamps: \$ 220.00

---

**NORTH CAROLINA GENERAL WARRANTY DEED**

This Deed made this 1st day of May, 2018, by and between

---

**GRANTOR**

**Harold R. Craig and spouse,  
Doretha H. Craig**

**and**

**David S. Fralin and spouse,  
Sandra P. Fralin**

**Mailing Address:**  
305 S. Westgate Drive  
Greensboro, NC 27407

**GRANTEE**

**Magdalena Lopez Garcia, married**

**Property Address:**  
3770 Tulip Drive  
Winston Salem, NC 27405

---

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, their each fifty percent (50%) in all that certain lot or parcel of land situated in Forsyth County, North Carolina and more particularly described as follows:

**BEGINNING** at a stone and iron in the center of a proposes 60 foot road right of way, concerning with the Old Gus Cline Corner, now J.M. Plemons, and also being a corner of E.E. Sell, John Beeson, Jim Whicker, now Mary Whicker, and running thence North 49° 40' 44" West 38.18 feet to an iron stake; and running thence North 49° 40' 44" West 331.69 feet to an iron stake; and running thence South 1° 55' 02" West 356.10 feet to an iron stake; and running thence South 88° 19' 44" East 260.11 feet to an iron stake, and continuing 29.89 feet to a point in the center of said 60 feet proposed road right of way (Tulip Drive) North 1° 51' East 125 feet, more or less, to the point and

Submitted electronically by "Larry w. Pearman, Atty at Law"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

place of beginning, containing 1.507 acres, more or less, excepting the area in the proposed 60 foot road right of way, as surveyed by Daniel Donothan, Surveyor, July 28, 1992.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 2833, Page 3293.

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

A Map showing the above described property is recorded in Plat Book XX, Page XX.

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:

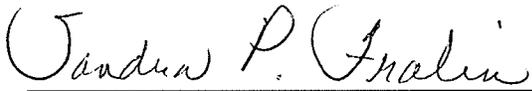
Taxes for the current year, rights of way for public and private roads, alleys and utilities, if any, easements and restrictions of public record, and, non-compliance, if any, with local, county, state or federal government laws, ordinances, or regulations relative to zoning, environment, subdivision, occupancy, use, construction or the development of the subject property.

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

  
\_\_\_\_\_(SEAL)  
Harold R. Craig

  
\_\_\_\_\_(SEAL)  
Doretha H. Craig

  
\_\_\_\_\_(SEAL)  
David S. Fralin

  
\_\_\_\_\_(SEAL)  
Sandra P. Fralin

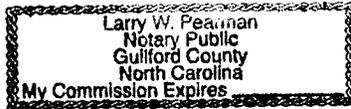
State of North Carolina - County of Guilford

I, the undersigned, a Notary Public of said County and State, certify that **Harold R. Craig**, personally came 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 1st day of May, 2018.

My commission expires: 11/5/2020

  
\_\_\_\_\_  
Notary Public

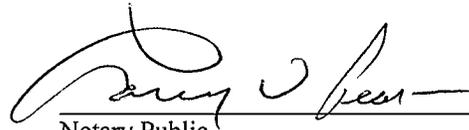


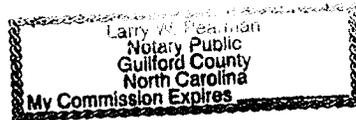
State of North Carolina - County of Guilford

I, the undersigned, a Notary Public of said County and State, certify that **Doretha H. Craig**, personally came 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 1st day of May, 2018.

My commission expires: 11/5/2020

  
\_\_\_\_\_  
Notary Public



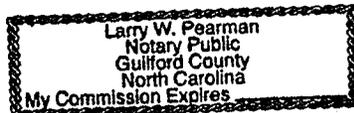
State of North Carolina - County of Guilford

I, the undersigned, a Notary Public of said County and State, certify that **David S. Fralin**, personally came 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 1st day of May, 2018.

My commission expires: 11/5/2020

  
\_\_\_\_\_  
Notary Public

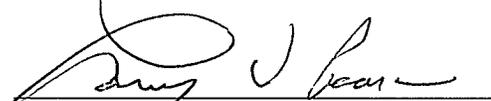


State of North Carolina - County of Guilford

I, the undersigned, a Notary Public of said County and State, certify that **Sandra P. Fralin**, personally came 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 1st day of May, 2018.

My commission expires: 11/5/2020

  
Notary Public

