



2018021007 00132

FORSYTH CO, NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
\$208.00PRESENTED & RECORDED:  
06-05-2018 02:49:47 PMLYNNE JOHNSON  
REGISTER OF DEEDS  
BY: OLIVIA DOYLE  
ASSTBK: RE 3408  
PG: 1663-1664

*Mail: Williams + Exum*  
*301 S. McDowell St.*  
*Charlotte, NC 28204*

NORTH CAROLINA

## GENERAL WARRANTY DEED

Excise Tax: \$ **208.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6828-60-6012

Mail after recording to: Grantee: 113 Granada Court, Winston Salem, NC 27105-2224

This instrument was prepared by: Bunch & Associates, PLLC **\*NO TITLE SEARCH WAS REQUESTED OR PERFORMED\***THIS DEED made this 31<sup>st</sup> day of May, 2018 by and between

## GRANTOR

M & Y Properties, LLC  
a North Carolina Limited Liability Company

## GRANTEE

Christopher Carter  
*AN Unmarried man*Property Address:  
113 Granada Court  
Winston Salem, NC 27105

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:

**Being known and designated as Lot No. 21** as shown on the map of **GREGORY MANOR**, which is recorded in Plat Book 17, Page 4, in the Office of the Register of Deeds of Forsyth County, North Carolina, to which map further reference is hereby made for a more particular description.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3389, Page 845, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 17, Page 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.

M & Y Properties, LLC \_\_\_\_\_ (SEAL)  
(ENTITY NAME)

By: *Mario Poxtan* \_\_\_\_\_ (SEAL)  
Title: Mario Fomperosa Poxtan, Manager

By: \_\_\_\_\_ (SEAL)  
Title: \_\_\_\_\_

\_\_\_\_\_ (SEAL)

State of North Carolina

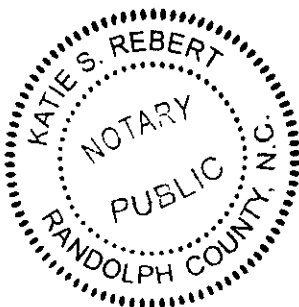
County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Mario Fomperosa Poxtan personally came before me this day and acknowledged that she is the Manager of M & Y Properties, LLC, a North Carolina limited liability company, and that by authority duly given and as the act of each entity, she signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 31<sup>st</sup> day of May, 2018.

My Commission Expires: 10-23-2021

(SEAL)



*Katie S. Rebert*  
Notary Public  
Katie S. Rebert  
Printed Name of Notary