

2018026437 00160

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

\$212.00

PRESENTED & RECORDED

07/11/2018 04:00:01 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: OLIVIA DOYLE

ASST

BK: RE 3414

PG: 2215 - 2217

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: \$ **212.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6844-75-1383.000

Mail after recording to: 1968 Burgoyne Court, Winston-Salem, NC 27107

This instrument was prepared by: Bunch & Associates, PLLC-309 Upton Street, Winston-Salem, NC 27103

THIS DEED made this 17th day of July, 2018 by and between

GRANTOR

Amy S. Smith (widow)
111 Asheby Ridge
Kernersville, NC 27284

GRANTEE

Gabriella Marisa Patino (single)

Property Address:
1968 Burgoyne Court
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 and more particularly described as follows:

See attached "Exhibit A"

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2247, Page 1263-1264, Forsyth County Registry.

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

Amy S. Smith (SEAL)
Amy S. Smith

By: _____
Title: _____

(SEAL)

(SEAL)

STATE OF North Carolina

COUNTY OF Forsyth

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:

Amy S. Smith

Witness my hand and official stamp or seal, this the 10 day of July, 2018.

My Commission Expires: March 17, 2020

Tonya L Slater
Notary Public

Print Notary Name: Tonya L Slater

(SEAL)

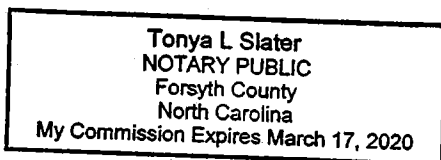


Exhibit "A"

LYING AND BEING in Broadbay Township, Forsyth County, North Carolina, BEGINNING at an iron stake in the south line of Burgoyne Court 30 feet south at right angles from the center thereof; said stake being 565.4 feet eastwardly from the southeast corner of said court, and Leight Street; running thence along the south line of Burgoyne Court eastwardly 50 feet to a stake located at the beginning of the curve of a cul-de-sac at the end of Burgoyne Court; thence with the south line of said cul-de-sac southeastwardly 50 feet more or less to a stake in the southernmost portion of said cul-de-sac; thence South 08 deg. 10' 169 feet to an iron stake in the south line of Tract No. 2 of the J. J. Leight Property, said stake being 209 feet westwardly from the southeast corner of the said Tract No. 2; thence with said south line, North 88 deg. 51' West 122 feet to a stake; thence North 01 deg. 09' East 187 feet to the BEGINNING, being Lot No. 9, on unrecorded map of Sprague Street Vista as surveyed and platted by William Osborne Doggett, August, 1961, and being part of the east portion of Tract No. 2 of the J. J. Leight Property as recorded in Plat Book 10, page 116, in the Office of the Register of Deeds of Forsyth County, North Carolina.

Being in all respects the same property described in the deed from C. S. Elliott (widower) to Luther E. Elliott and wife, dated May 1, 1963.