


2018028270 00045

 FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$168.00

 PRESENTED & RECORDED:
 07-24-2018 10:37:26 AM

 LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY

BK: RE 3416
PG: 2017-2019

Envelope

Excise Tax: \$168.00-

Recording Information

Drafted by: Tamara A. Fleming, Attorney at Law, Ten Court Square, Mocksville, NC 27028 **ENVELOPE**
 Mail to: Grantees @ 4031 Highland Creek Ct, Pfafftown, NC 27040
 Property Addresses: 2318 Marble St, Winston-Salem, NC 27107
 TAX PARCEL: 6844-44-0619.000

WARRANTY DEED

THIS DEED made this 23 day of July, 2018, by and between **AGUSTIN HERNANDEZ MUNOZ and wife, DULCE HERNANDEZ** (Grantor Address: 131 Cahill Court, Winston-Salem, NC 27127); hereinafter referred to as the GRANTORS, to **LLOYDEL W. KELLY and wife, GRISELDA TINAJERO** (Grantee Address: 4031 Highland Creek Ct, Pfafftown, NC 27040); hereinafter referred to as the GRANTEES;

WITNESSETH:

THE GRANTORS, for valuable consideration paid by the GRANTEES, receipt of which is acknowledged, have and by these presents do convey unto the GRANTEES in fee simple, subject to Grantor's reservation of a life estate, all of land situated (the "property") in Winston Township, Forsyth County, North Carolina, and more particularly described on attached "**Exhibit A.**"

TO HAVE AND TO HOLD the property and all privileges and appurtenances thereto belonging to the GRANTEES in fee simple.

THE GRANTORS COVENANT with the GRANTEES, that the GRANTORS are seized of the property in fee simple, have the right to convey the property in fee simple, that title is marketable and free and clear of all encumbrances and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property is subject to the following exceptions:


Easements and restrictions of record and the life estate of Grantor reserved herein.

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

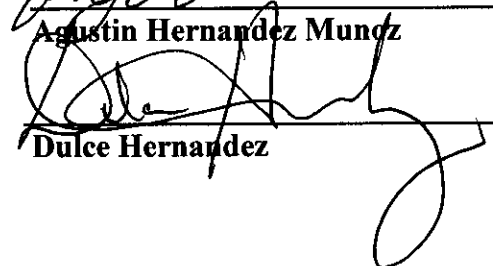
The terms GRANTORS and GRANTEES as used herein include the masculine and the feminine, the singular and the plural, as the context requires, and the heirs, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals the day and year first above written.

GRANTORS:



Agustin Hernandez Munoz (SEAL)



Dulce Hernandez (SEAL)

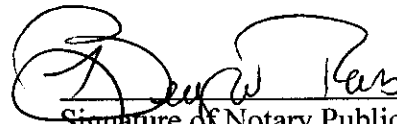
NORTH CAROLINA

COUNTY OF Davie

I, a Notary Public, of the aforesaid County, do hereby certify that Agustin Hernandez Munoz and Dulce Hernandez, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 23rd day of July, 2018.

Notary Seal:



Signature of Notary Public

Beverly W. Russ

Printed Name of Notary Public

My Commission Expires: 8-4-21

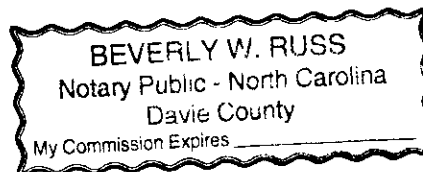


EXHIBIT A

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.

SUBJECT TO easements and restrictions of record.

FOR BACK TITLE, see DB 3397, PG 2210, Forsyth County Registry. See also Tax Parcel No. 6844-44-0619.000 located in Winston Township, Forsyth County, North Carolina.

PROPERTY ADDRESS: 2318 Marble St, Winston-Salem, NC 27107

Kelly, Lloydell, File No. 31325.1