

2018028660 00053
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$152.00
PRESENTED & RECORDED
07/26/2018 10:42:32 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY
BK: RE 3416
PG: 3948 - 3950

NORTH CAROLINA GENERAL WARRANTY DEED

EXCISE TAX: \$152.00

Mail after recording to: Grantee @ property address
This instrument was prepared by: Voula Boutis, Esq.
Brief Description for the Index: URBAN ST

THIS DEED made this 26th day of JULY, 2018, by and between

GRANTOR: ISAEL YANEZ LUCAS AND WIFE, LORENA ISLAS-ORTEGA

Mailing Address: 5910 Graham Farm Rd, Winston Salem NC 27105

GRANTEE: MARIO MARTINEZ RAMIREZ AND WIFE, ZENaida SERRANO-AYALA

Property Address: 2401 Urban St 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:

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 FORSYTH County, North Carolina and being more particularly described as follows:

This is not the primary residence of the Grantor. (N.C.G.S. S105-317.2)

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

PARCEL #6834-85-8464.00

PROPERTY ADDRESS: 2401 URBAN ST WINSTON SALEM NC 27107


Prior instrument reference: Book 3216 at Page 1963.

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

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 the 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 the Grantor will warrant and defend the title against the lawful claims of all persons whomsoever, other than the following exceptions:

All easements, restrictions and rights of way of record, if any, and ad valorem taxes for the current and all subsequent years

IN WITNESS WHEREOF, the Grantor has hereunto set his/her hand and seal the day and year first above written.



ISAEEL YANEZ LUCAS (SEAL)

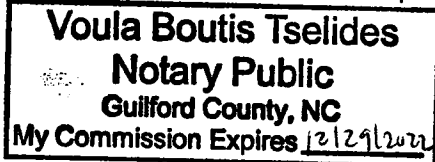



LORENA ISLAS-ORTEGA (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Voula Boutis Tselides, a Notary Public of the County and State aforesaid, certify that **ISAEEL YANEZ LUCAS AND LORENA ISLAS-ORTEGA**, principal(s), personally appeared before me this day, and (i) I have personal knowledge of the identity of the principal(s), or (ii) I have seen satisfactory evidence of the principal(s) identity, by current State or Federal identification with the principals photograph in the form of a state issued driver's license, or (iii) a credible witness has sworn to before me the identity of the principal(s), and each principal acknowledged to me that he or she voluntarily signed the foregoing document for the purpose therein and in the capacity indicated.

WITNESS my hand and official stamp/seal, this 26TH day of JULY 2018.





Notary Public

My commission expires: 12/29/2022

EXHIBIT A

Beginning at a new nail in concrete at the southeast corner of the intersection of Devonshire Street and Urban Street; running thence along the south side of Devonshire Street, South $84^{\circ} 11' 52''$ East 83.37 feet to an existing iron pin, northwest corner of Barbara Wolfe; running thence along the western line of Barbara Wolfe, South $11^{\circ} 00' 00''$ West 50.0 feet to a new iron pin in the line of Dennis Tesh as recorded in Deed Book 1824 at Page 3559; running thence along the northern line of Tesh, North $84^{\circ} 11' 52''$ West 83.37 feet to an existing iron pin in the East line of Urban Street; thence along Urban Street, North $11^{\circ} 00' 00''$ East 50.00 feet to the point and place of **Beginning**.

Being known as 2401 Urban Street, Winston Salem, NC and Tax Block 759, Lot 101.
Same Containing 4,151 square feet more or less being shown on survey by Homer-Gloor & Assoc. PA. Job No. 3255S.