

2018028899 00119
 FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$14.00
 PRESENTED & RECORDED
 07/27/2018 12:17:16 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SANDRA YOUNG
 DPTY
BK: RE 3417
PG: 850 - 851

Do not write above this line

Excise Tax \$14.00	Tax Block 1218, Lot 180	Parcel ID: 6836-96-8475.00
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Mail after recording to: Grantee;

This instrument was prepared by: Stafford R. Peebles, Jr.

Brief description for the index:

Lot 180, Alexander Heights, Section 2

NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this the 27th day of July, 2018, by and between

<p style="text-align: center;">GRANTORS</p> <p>Chris Hall, single 815 Camel Avenue Winston Salem, NC 27101</p> <p>This is not Grantors' primary residence</p>	<p style="text-align: center;">GRANTEE</p> <p>Cenia Odeth Leon 365 Wade Drive China Grove, NC 28023</p> <p>This is not Grantee's primary residence</p>
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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 situated in Winston Township, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in the City of Winston Salem, Forsyth County, North Carolina, and being known and designated as Lot No. 180, as shown on map of Alexander Heights, Section 2, as recorded in Plat Book 1, Page 36, in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property.

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: **Ad valorem taxes hereafter becoming due and payable; and restrictive covenants, easements and rights of way of record, if any.**

IN WITNESS WHEREOF, each individual Grantor has hereunto set his hand and adopted as his seal the word "SEAL" appearing beside or near his signature, this sealed instrument being executed and delivered on the date first above written.

Chris Hall (SEAL)
Chris Hall, single



STATE OF North Carolina County of Forsyth

I, Shari D. Trussler, a Notary Public of Forsyth County, in the State of North Carolina, do hereby certify that Chris Hall personally appeared before me this day, and being by me duly sworn, acknowledged the due execution of the foregoing instrument. Witness my hand and official seal the 27th day of July, 2018.
My Commission Expires: 6-23-2021 [Signature] Notary Public