

2018035694 00144

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

\$98.00
PRESENTED & RECORDED
09/13/2018 04:39:27 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SYLVIA TILLEY
DPTY

BK: RE 3424
PG: 3596 - 3598

NORTH CAROLINA
GENERAL WARRANTY DEED

Excise Tax: **\$98.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6837-97-1541.00

Mail after recording to: Grantee: 1288 Opportunity Rd, Winston Salem, NC 27105

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

THIS DEED made this 13th day of September, 2018 by and between

GRANTOR

Wiener Enterprises, LLC
a North Carolina limited liability company

322 Winding Forest Drive
Winston Salem, NC 27104

GRANTEE

Maria DeLaLuz Charco, unmarried

Property Address:
1288 Opportunity Rd.
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:

See Exhibit "A"

submitted electronically by "Bunch & Associates"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3361, Page 1021-1022, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 31, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantor.

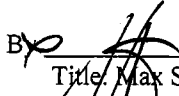
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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.

Wiener Enterprises, LLC _____ (SEAL)
(ENTITY NAME)

By  _____ (SEAL)
Title: Max Segersbol Member/Manager

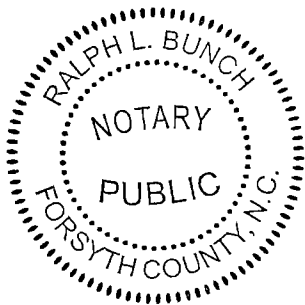
State of North Carolina – County of Forsyth

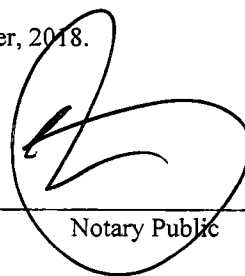
I, the undersigned Notary Public of the County and State aforesaid, certify that Max Segersbol personally came before me this day and acknowledged that he is Member/Manager of Wiener Enterprises, LLC, and that by authority duly given and as the act of each entity, he signed the foregoing instrument in its name on its behalf as its act and deed.

Witness my hand and Notarial stamp or seal this 13th day of September, 2018.

My Commission Expires: 3/9/2020

(SEAL)





Notary Public

EXHIBIT "A"

BEING KNOWN AND DESIGNATED as Lot Nos. 97 & 98 as shown on the plat of OPPORTUNITY as recorded in Plat Book 12, at Page 31, Forsyth County Registry, reference to which plat is hereby made for a more particular description.