

2018047079 00219FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$170.00PRESENTED & RECORDED
12/07/2018 04:48:52 PMLYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY**BK: RE 3437****PG: 3406 - 3407****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$170.00

Parcel Identifier No. 6826-85-1244.000 Verified by _____ County on the ____ day of _____, 20__
By: _____Mail/Box to: Law Offices of Barbara Stewart, PLLC P/U BARBARA STEWARTThis instrument was prepared by: Law Offices of Barbara Stewart, PLLC; Barbara L. StewartBrief description for the Index: Lot 135, Alta VistaTHIS DEED made this 6 day of December, 2018 by and between**GRANTOR**J. RAYMOND OLIVER, JR. and spouse,
RUTH OLIVERMailing Address:3961 Pomeroy Drive
Winston Salem NC 27105**GRANTEE**

GABRIEL PEDROZA PADILLA, single

Property and Mailing Address:712 W. 25th Street
Winston Salem NC 27105

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 the City of Winston Salem, Winston Township, Forsyth County, North Carolina and more particularly described as follows:

BEING ALL OF LOT 135, ALTA VISTA SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 208, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1645, Page 3983.

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

A map showing a portion of the above described property is recorded in Plat Book 4, Page 208.

submitted electronically by "The Law Office of Barbara Stewart, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND ENCUMBRANCES OF RECORD OR VISIBLE UPON THE SUBJECT PROPERTY AND ALL AD VALOREM TAXES

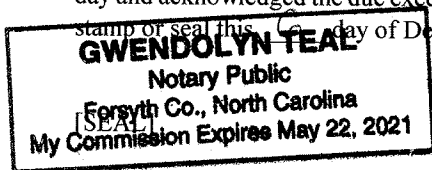
IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

(Entity Name)
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____
By: _____
Print/Type Name & Title: _____

John Mark Oliver, Jr. by his Attorney-in-Fact (SEAL)
Print/Type Name: J. Raymond Oliver, Jr., by his attorney-in-fact, John Mark Oliver
Ruth Oliver (SEAL)
Print/Type Name: Ruth Oliver
(SEAL)
(SEAL)
(SEAL)
(SEAL)

State of NC - County of Forsyth

I, the undersigned Notary Public of the County and State aforesaid, certify that Ruth Oliver personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp of seal this 6 day of December, 2018.



My Commission Expires: May 22 2021

Gwendolyn Teal, Notary Public

STATE OF NC
COUNTY OF Forsyth

I, Gwendolyn Teal, a Notary Public for the above-stated county and state, do hereby certify that John Mark Oliver, attorney-in-fact for J. Raymond Oliver, Jr. aka John R. Oliver, Jr., personally appeared before me this day, and being by me duly sworn, says that he/she executed the foregoing and annexed instrument for and in behalf of J. Raymond Oliver, Jr. aka John R. Oliver, Jr. and that his/her authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded in the office of the Register of Deeds of Forsyth County, on December 6, 2018, at Book 3437 Page 3225 and that this instrument was executed under and by virtue of the authority given by said instrument granting him power of attorney; that the said John Mark Oliver acknowledged the due execution of the foregoing and annexed instrument for the purposes therein expressed for and in behalf of the said J. Raymond Oliver, Jr. aka John R. Oliver, Jr.

Witness my hand and official seal this the 6 day of December, 2018.

Gwendolyn Teal, Notary Public
Print Name

My commission expires: May 22, 2021

