

2018048301 00173
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$25.00
PRESENTED & RECORDED
12/18/2018 04:18:30 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY
BK: RE 3439
PG: 109 - 111

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 25.00

Parcel Identifier No. 6847-13-5946.00 Verified by _____ County on the ____ day of _____, 20____
By: _____

Mail/Box to: Grantee

This instrument was prepared by: Nelson Law Firm, PLLC, 110 John Wesley Way, Greensboro, NC, 27401

Brief description for the Index: _____

THIS DEED made this 14th day of _____ December _____, 2018, by and between

GRANTOR
Tony Muhammad and wife, Shelia Muhammad
7840 N Point Blvd Ste. 11757
Winston Salem, NC 27116

GRANTEE
Juan Marcos Medina-De Blaz
4113 Rosa St.
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, parcel of land or condominium unit situated in the City of Winston Salem, Winston Salem Township, Forsyth County, North Carolina and more particularly described as follows:

See attached Exhibit "A" made a part hereof

4113 Rosa St., Winston Salem, NC 27105

The property hereinabove described was acquired by Grantor by instrument recorded in Book _____ page _____. All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book _____ page _____.

**submitted electronically by "Nelson Law Firm, 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:

ad valorem taxes for the current year; utility easements and unviolated covenants, conditions or restrictions that do not materially affect the value of the property.

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

By: _____ (Entity Name) _____ Print/Type Name: Tony Muhammad (SEAL)

By: _____ Print/Type Name & Title: _____ Print/Type Name: Shelia Muhammad (SEAL)

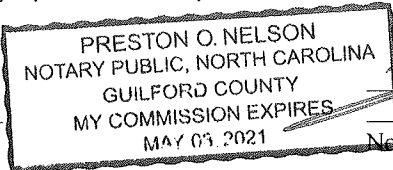
By: _____ Print/Type Name & Title: _____ Print/Type Name: _____ (SEAL)

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

State of North Carolina - County or City of Forsyth Guilford

I, the undersigned Notary Public of the County or City of Forsyth Guilford and State aforesaid, certify that Tony Muhammad and wife, Shelia Muhammad 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 or seal this 14th day of December, 20 18.

My Commission Expires: 5-3-21 (Affix Seal)



Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ 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 or seal this _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

State of _____ - County or City of _____

I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that _____ personally came before me this day and acknowledged that _____ he is the _____ of _____, a North Carolina or _____ corporation/limited liability company/general partnership/limited partnership (strike through the inapplicable), and that by authority duly given and as the act of such 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 _____ day of _____, 20____.

My Commission Expires: _____ (Affix Seal) _____ Notary Public
Notary's Printed or Typed Name

EXHIBIT "A"

(4113 Rosa St, Winston Salem; 6847-13-5946.00)

LYING AND BEING IN THE CITY OF WINSTON SALEM, NORTH CAROLINA, AND BEING KNOWN AND DESIGNATED AS LOT NO. 6 ON THE MAP OF WHITFIELD PROPERTY AND KNOWN AS WHITFIELD SUBDIVISION #1, AND RECORDED IN PLAT BOOK 3, PAGE 52, TO WHICH REFERENCE IS HEREBY HAD FOR A MORE PARTICULAR DESCRIPTION.

BEGINNING AT AN IRON STAKE IN THE NORTHWEST CORNER OF LOT 7 OF THE WHITFIELD PROPERTY SUBDIVISION 1; THENCE 87 DEG 32 EAST 150.00 FEET TO AN IRON STAKE; THENCE SOUTH 30 FEET TO AN IRON STAKE; THENCE NORTH 87 DEG 32 WEST 150 FEET TO AN IRON STAKE; THENCE NORTH 30 FEET TO AN IRON STAKE AND THE POINT OF BEGINNING. SAID TRACT BEING A PARCEL OF LOT 7 OF THE WHITFIELD PROPERTY SUBDIVISION 1 AS MORE PARTICULARLY DESCRIBED IN PLAT BOOK 3, PAGE 52 IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY.

4113 Rosa St, Winston Salem, NC 27105