

2019002165 00078FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$274.00

PRESENTED & RECORDED

01/18/2019 11:45:37 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: SYLVIA TILLEY

DPTY

BK: RE 3442**PG: 4356 - 4357****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$274.00

Parcel Identifier No. 5883-77-1246.00 Verified by _____ County on the _____ day of _____, 20____

By: _____

Mail/Box to: Grantee

This instrument was prepared by: David T. Kasper

Brief description for the Index: 2900 Harper Rd

THIS DEED made this 18th day of January, 2019, by and between**GRANTOR**

Joe H. Brown and wife, Karen W. Brown

2290 Ashley Lake Drive
Lewisville, NC 27023**GRANTEE**Marco Antonio Martinez and Graciela Rico **Martinez**2900 Harper Road
Clemmons, NC 27012

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 of that certain lot, parcel of land or condominium unit situated in Forsyth County, North Carolina and more particularly described as follows:

BEGINNING at an iron found on the west side of Harper Road (State Road #1101, Paved) 250.00 feet more or less, north of Peacehaven Road, and said iron being a northeastern corner of land owned by or formerly owned by Henry P. Thomas and wife Hazel (Lot 14B, Tax Block 4401, Deed Book 624, Page 22), from said iron with the western side of Harper Road, North 25°22'27" West 119.02 feet to an iron found at the southeast corner of Ellen H. Hughes (Tax Lot 12B, Block 4401); running thence with the south line of said Hughes, North 86°44'23" West 356.26 feet to an iron; running thence with a line of said Thomas, South 01°38' West 102.02 feet to a stone (control); running thence with a line of said Thomas, South 86°48'39" East 410.32 feet to the point and place of beginning, containing 0.9216 acres, more or less.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1843, page 1668.

Submitted electronically by "Kasper & Payne, P.A."
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 herein conveyed does ____, does not ☒ include the primary residence of a Grantor.

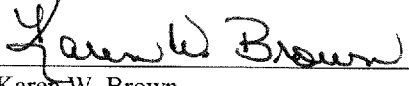
A map showing the above described property is recorded in Plat Book n/a, page ____.

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 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: easements and restrictions of record

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

 (SEAL)
Joe H. Brown

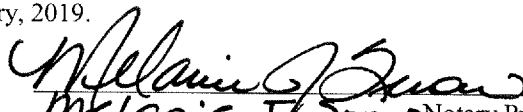
 (SEAL)
Karen W. Brown

State of North Carolina
County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that Joe H. Brown and wife, Karen W. Brown 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 18 day of January, 2019.

My Commission Expires: 11/21/2022
(Affix Seal)


Melanie J. Snow Notary Public
Notary's Printed or Typed Name

