



2019009462 00123

FORSYTH CO, NC FEE \$26.00
 STATE OF NC REAL ESTATE EXTX
\$110.00

PRESENTED & RECORDED:
 03-19-2019 03:08:29 PM

LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: SYLVIA TILLEY
 DPTY

BK: RE 3450
PG: 3449-3451

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$110.00

Parcel Identifier No.: 6834-32-2731.000

Mail/Box to: Box 137

This instrument was prepared by: Attorney Eric S. Ellison

Brief description for the Index:

 THIS DEED made 18th day of March, 2019 by and between

GRANTOR	GRANTEE
<p>Kimbora Elvira Jiles (f/k/a Kimbora K. Fisher) and spouse Shellay Lee Jiles</p> <p style="text-align: center;"><u>Mailing Address:</u> 1484 Weatherend Drive Rural Hall, NC 27045</p> <p style="text-align: center;">SUBJECT PROPERTY IS THE GRANTOR'S PRIMARY RESIDENCE</p>	<p>Jose Solorzano Fonseca</p> <p style="text-align: center;"><u>Mailing Address:</u> 5772 Merry Dale Drive Winston-Salem, NC 27105</p> <p style="text-align: center;"><u>Property Address:</u> 2834 Edwards Street Winston-Salem, NC 27127</p>

The designation Grantors 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 Grantors, 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, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in the Winston Township of Forsyth County North Carolina. Commencing from an iron found at the Western Right of way of Edward Street and at the Southeast corner of Tax Lot 98 of Block 1609 and the Northeast corner of Tax Lot 97 of Tax Block 1609, said iron being located as the point of Commencement. Thence from said point of Commencement with the Western right of way of said Edward Street N. 23° 47' 21" W 133.52' to an iron placed, said iron placed being located as the point and place of Beginning.

Thence from said point of Beginning and crossing Tax Lot 99 of Tax Block 1609 S 66° 08' 25" W 110.73' to an iron placed, said iron being located on the property known as Tax lot 99 of Tax Block 1609; thence continuing across the property known as Tax Lot 99 of Tax Block 1609 S 66° 08' 36" W 40.00' to an iron placed, said iron being located in a common line of Tax Block 99 of Tax Block 1609 and Tax Lot 19 of Tax Block 6157; thence N 23° 42' 29" W 67.01' to an iron found, said iron found being located as a common corner of Tax Lot 99 of Tax Block 1609 and Tax Lot 35 of Tax Block 1609; said iron found to be located in a property line of Tax Lot 19 of Tax Block 6157; thence N 66° 14' 12" 30.00; to an iron placed, said iron placed being located in common line of Tax Lot 35 of Tax Block 1609 and Tax Lot 99 of Tax Block 1609; thence N 66° 14' 12" E 120.64' to an iron found, said iron found being located at the Western Right of Way of said Edward Street, said iron being a common corner of Tax Lot 35 of Tax Block 1609 and Tax Lot 99 of Tax Block 1609, thence S 23° 47' 21" E 66.76' to an iron placed, said iron placed being located as the point and place of Beginning.

This property being located as a portion of Tax Lot 99 of Tax Block 1690 and was found to contain 10,079 square (0.2315 acres) calculated by the coordinate method. This legal description is based upon a map produced by Kale Engineering titled "Boundary Survey for Habitat for Humanity" dated 3/04/02, revised 3/15/02 and 5/06/02, and a job number of 2002015. This new lot being labeled as Lot "G" on this map.

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 Grantors covenant with the Grantee, that Grantors are 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 Grantors will warrant and defend the title against the lawful claims of all.

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

 (SEAL)
Kimbora Elvira Jiles

 (SEAL)
Shellay Lee Jiles

State of North Carolina)
)
County of Forsyth)

I, the undersigned, a Notary Public in and of said County and State aforesaid, do hereby certify that **Kimbora Elvia Jiles and Shellay Lee Jiles** personally appeared before me and acknowledged the execution of the foregoing instrument for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 15th day of March, 2019.

My Commission Expires: 8.8.23

Notary Public: Sandra A. Muñoz Santamaría
Sandra A. Muñoz Santamaría

