

2019012836 00189
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$160.00
PRESENTED & RECORDED
04/10/2019 04:09:17 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY
BK: RE 3454
PG: 1890 - 1892

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$160.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **6910-77-4928.000**

Mail after recording to: **Grantee, 200 Lee Street, Rural Hall, NC 27045**

This instrument was prepared by: **Patti Dobbins**

THIS DEED made this 10th day of April 2019, by and between

GRANTOR

ANGELICA LEONIDES, YESENIA OCAMPO AND HUSBAND, JESUS LEONIDES

Mailing Address: 873 Bitting Hall Circle Rural Hall NC 27045

GRANTEE

LINDA G. WUCHEVICH UNMARRIED

Property Address: 200 LEE STREET, RURAL HALL, NC 27045

Mailing Address: 200 Lee Street Rural Hall NC 27045

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 Attached Exhibit A

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3332, Page 556, Forsyth County Registry.

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

Does the above described property include the primary residence (yes/no) ? **No**

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.

Submitted electronically by "Patti D Dobbins, Attorney at Law, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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.

(Entity Name)

By: _____ Angelica Leonides (SEAL)
ANGELICA LEONIDES

Title: _____

By: _____ Yesenia Ocampo (SEAL)
YESENIA OCAMPO

Title: _____

By: _____ Jesus Leonides (SEAL)
JESUS LEONIDES

_____ (SEAL)

NORTH CAROLINA Forsyth COUNTY

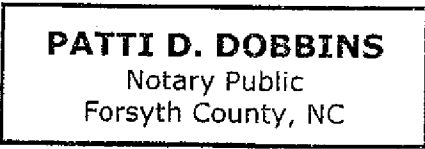
I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: ANGELICA LEONIDES, YESENIA OCAMPO AND HUSBAND, JESUS LEONIDES

Witness my hand and official stamp or seal, this the 10th day of April, 2019

My Commission Expires: 9-25-2022

Patti D. Dobbins
Notary Public

Print Notary Name: Patti D. Dobbins



NORTH CAROLINA _____ COUNTY

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: _____, _____, _____. Witness my hand and official

stamp or seal, this the _____ day of _____, _____

My Commission Expires: _____

Notary Public

Print Notary Name: _____

Exhibit A

BEGINNING at a point, the North East corner of Lot No. 16 at the intersection of Lee and Jackson Streets, running thence along Lee Street N 84 deg. 52' West 84.85 feet to a stake at a point halfway the length of the North line of Lot #16, thence southwardly a new line 118.5 feet to a stake located at a point halfway the length of the South line of Lot #15, thence eastwardly along the south line of Lot #15 79.2 feet to a stake, the Southeast corner of Lot #15, thence along the West side of Jackson Street, North 7 deg. 52' east (March, 1908) 119 feet to the point of beginning. Lying and being in Bethania Township, Forsyth County comprising the eastern half of Lot Nos. 15 and 16, Block 9 of the Z.B. Bitting property, as shown in the Plat of the Southeast Addition to Rural Hall, North Carolina, date of Plat and survey, March 1908, Frank T. Miller, Civil Engineer, and which is duly recorded in the Office of the Register of Deeds of Forsyth County, Deed Book 89, page 584, to which further reference is hereunto made.