

2019019485 00158
FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$240.00
PRESENTED & RECORDED
05/24/2019 02:10:05 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: EVELYN R. DIXON
DPTY
BK: RE 3462
PG: 551 - 554

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$240.00

Primary Residence: No

Parcel Identifier No. 5892-44-3647.000 Verified by _____ County on the _____ day of _____, 20____
By: _____

Mail To: Grantee

This instrument was prepared by: Randall L. Perry, Attorney at Law, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

Brief description for the Index: _____

THIS DEED made this 21st day of May, 2019, by and between

GRANTOR

JUDITH HELLARD NEEDHAM
AND HUSBAND,
JOSEPH O. NEEDHAM, JR.
AND
TERRY JACKSON HELLARD
AND WIFE,
MARY KUEI-KUN LEE
814 WALL STREET
ARCHDALE, NC 27263

GRANTEE

JOEL CEPERO
AND WIFE,
YESENIA L. CEPERO
4400 HAMPTON 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 that certain lot or parcel of land situated in the County of **Forsyth**, North Carolina and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

This property was acquired by Grantor via instrument referenced in estate file 09 E 333..

submitted electronically by "The Law Offices of Randall L. Perry, 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:

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

Terry Jackson Hellard (SEAL)
TERRY JACKSON HELLARD

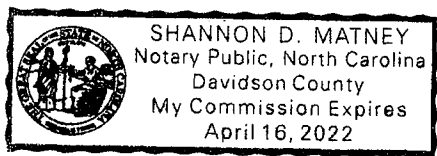
Mary Kuei-Kun Lee (SEAL)
MARY KUEI-KUN LEE

State of North Carolina - County of Forsyth

I, Shannon D. Matney, the undersigned Notary Public, certify that TERRY JACKSON HELLARD AND WIFE, MARY KUEI-KUN LEE personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principles' photograph in the form of a driver's license, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 23rd day of May, 2019.

Shannon D. Matney



Shannon D. Matney, Notary Public

My Commission Expires:

April 16, 2022

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - 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:

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

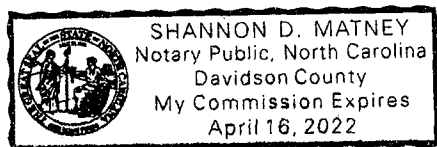
Judith Hellard Needham (SEAL)
JUDITH HELLARD NEEDHAM

Joseph O. Needham Jr. (SEAL)
JOSEPH O. NEEDHAM JR.

State of North Carolina - County of Forsyth

I, Shannon D. Matney, the undersigned Notary Public, certify that JUDITH HELLARD NEEDHAM AND HUSBAND, JOSEPH O. NEEDHAM, JR. personally appeared before me this day, and I have seen satisfactory evidence of the principal's identity, by a current state or federal identification with the principles' photograph in the form of a driver's license, acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Witness my hand and Notarial stamp or seal this 24th day of May, 2019.



Shannon D Matney
Shannon D. Matney, Notary Public

My Commission Expires:

April 16, 2022

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

_____ Register of Deeds for _____ County

By: _____ Deputy/Assistant - Register of Deeds

EXHIBIT A

BEGINNING at an iron stake on the west side of the Clemmons-Lexington Road, said stake being $66\frac{1}{2}$ feet west of the southwest corner of J. S. Phelps tract, and the southeast corner of R. E. Phelps and Nettie Phelps tract; from the iron stake a new line parallel to the R. E. Phelps and S. A. Daniels line, East 15 feet North of it, South $51^{\circ}15'$ West 225 feet to an iron stake; thence North $38^{\circ}45'$ West 125 feet to an iron stake; thence North $51^{\circ}15'$ East 372 feet to an iron stake in West side of the Clemmons-Lexington Road; thence with the West side of the road South $10^{\circ}45'$ West 195 feet to the point of beginning, containing .86 of an acre more or less, said lot is part of the R. E. Phelps and wife Nettie Phelps land as recorded in Plat Book 13 Page 65 in the Register of Deeds Office of Forsyth County, N. C.

Property Address: 4400 Hampton Road
Clemmons, NC 27012