

2019028332 00031

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

\$44.00

PRESENTED & RECORDED

07/22/2019 09:14:47 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3472

PG: 1014 - 1015

NORTH CAROLINA GENERAL WARRANTY DEED

Prepared by: Anthony C. McLaughlin

Tax Stamps: \$ 44.00

Mail to: Grantee, 313 Brewer St Thomasville NC 27360

THIS DEED, made and entered into this 17 day of July, 2019, by and between:

GRANTOR: **MICHAEL KOURRIS (a Free Trader)**
795 Jamaica Blvd., Toms River New Jersey 08757

and

GRANTEE: **PEDRO MENDOZA QUITERIO**
Mailing Address: 313 Brewer St Thomasville NC 27360
Property Address: 408 Buick Street, Winston-Salem, NC 27101

The hereinafter described property did [] did not [] constitute a Grantor's principal residence.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to him in hand paid by the GRANTEE, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does give, grant, bargain, sell, convey and confirm unto the GRANTEE, his heirs and/or successors and assigns, certain premises in City of Winston-Salem, Forsyth County, North Carolina, more particularly described as follows:

BEGINNING at an iron stake in the southern right-of-way line of Buick Street, said point beginning at the northeast corner of T. W. Church's property as recorded in Deed Book 827, Page 388; thence running with southern right-of-way line of Buick Street, South 85 deg. 45 min. East 100 feet to a iron stake, Richard G. Purcell's northwest corner; thence with Purcell's line South 04 deg. 08 min. West 200 feet to an iron stake; thence North 85 deg. 45 min. West 100 feet to an iron stake; thence North 04 deg. 08 min. East 200 feet to the point and place of BEGINNING and being the western half of Lots 72, 73, 74 and 75 as shown on Map of MOTOR HEIGHTS as recorded in Plat Book 1 at Page 98 in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the identical property described in deed recorded in Book 969 at Page 259, Forsyth County Registry.

Submitted electronically by Anthony C. McLaughlin, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Forsyth County Register of Deeds.

Commonly known as 408 Buick Street, Winston-Salem, North Carolina; Forsyth County Tax Parcel 6845-58-6338.000.

Subject to easements, restrictions and rights of way of record, and ad valorem taxes for the current year.

TO HAVE AND TO HOLD The above described premises, with all appurtenances thereunto belonging, or in anywise appertaining, unto the GRANTEE, his heirs and/or successors and assigns, forever.

And the GRANTOR covenants that he is seized of said premises in fee, and has the right to convey the same in fee simple; that said premises are free from encumbrances (with the exceptions above stated, if any); and that he will warrant and defend the said title to the same against the lawful claims of all persons, whomsoever.

When reference is made to the GRANTOR or GRANTEE the singular shall include the plural and the masculine shall include the feminine or the neuter.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand and seal, the day and year first above written.

Michael Kourris
MICHAEL KOURRIS (SEAL)

STATE OF NEW ~~York~~ YORK - COUNTY OF *Richmond*

I, the undersigned, a Notary Public for said County and State, do hereby certify that MICHAEL KOURRIS (a Free Trader), Grantor, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal, this the *17th* day of *July*, 2019.
(STAMP-SEAL)

Andrew Liberatore
NOTARY PUBLIC
Printed Name: *Andrew Liberatore*
My Commission Expires: *03/21/20*

ANDREW JAMES LIBERATORE
Notary Public - State of New York
NO. 01L16338959
Qualified in Richmond County
My Commission Expires Mar 21, 2020