

2019029547 00163

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$163.00
PRESENTED & RECORDED
07/29/2019 02:23:11 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: LORI HOLLOWAY
DPTY

BK: RE 3473**PG: 2660 - 2662**

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: **\$163.00**

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6835-99-2604.000

Mail after recording to: Grantee: 903 Rich Avenue, Winston Salem, NC 27101

This instrument was prepared by: Bunch & Associates, PLLC 309 Upton Street, Winston Salem, NC 27103

THIS DEED made this 26th day of July, 2019 by and between

GRANTOR

Denisse Liliana Pinargote Sanchez and husband,
Irving Andres Robles Mendez
4372 Creekridge Lane
Kernersville, NC 27284

GRANTEE

Lloyd W. Kelly and
Griselda Tinajero

Property Address:
903 Rich Avenue
Winston Salem, NC 27101

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 EXHIBIT "A"

submitted electronically by "Bunch & Associates"
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 hereinabove described was acquired by Grantor by instrument recorded in Book 3226, Page 3948, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 8, Page 217, and referenced within this instrument.

The above described property ☐ does ☒ does not include the primary residence of the Grantor.

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 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: _____
Title: _____

Denisse Liliana Pinargote Sanchez (SEAL)
Denisse Liliana Pinargote Sanchez
Irving Andres Robles Mendez (SEAL)
Irving Andres Robles Mendez

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:

Denisse Liliana Pinargote Sanchez and Irving Andres Robles Mendez

Witness my hand and official stamp or seal, this the 26th day of July, 2019.

My Commission Expires: 10-25-2021

Barbara Boose
Notary Public

Print Notary Name: Barbara Boose

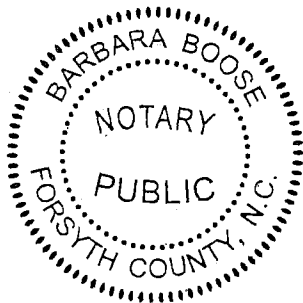


Exhibit A

Frontage on Rich Avenue of 50 feet and of that same width extending back eastwardly between parallel line 110 feet. Being known and designated as Lot No. 393 as shown by and upon a map of North Cameron Park Addition, made by G.F. Hinshaw, C.E. in January, 1938 and of record in the Register of Deeds Office of Forsyth County, N.C. in Plat Book No. 8, Page 217, 8 sheets.

Tax Parcel Number: 6835-99-2604.00 (Block 0449, Lot 393)

Property Address: 903 Rich Avenue, Winston-Salem, NC 27101