

2019030920 00118

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

\$40.00

PRESENTED & RECORDED

08/06/2019 03:43:21 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3475

PG: 1217 - 1218

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 40.00

Recording Time, Book and Page

Tax Map No. BL 1380 Lot 281

Parcel Identifier No. 6846-12-7291.000

Mail after recording to: Grantee @ address below

This instrument was prepared by Kenneth S. Lucas, Jr.

THIS DEED made this 6th day of August 2019 by and between

GRANTOR

Gerardo Plata Patricio
(unmarried)

Acres Properties LLC

GRANTEE

~~Moore Acres Realty, Inc.~~
3002 Reese Pond Ct.
Browns Summit, NC 27214



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:

Being All of Lot 281 Map of East 14th Street Development Company Property, as recorded in Plat Book 2 Page 32A in the Office of the Register of Deeds of Forsyth County, North Carolina, and being the property located at 1423 Emerald Street, Winston-Salem, North Carolina.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3237, Page 1956, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 2, Page 32A, 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)

Gerardo Plata Patricio (SEAL)
Gerardo Plata Patricio

By: _____
Title: _____

(SEAL)

State of NC; County of Guilford

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: Gerardo Plata Patricio

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

My Commission Expires: 10/3/22

Brian H. Elam
Notary Public

Print Notary Name: 10/3/22
Brian H. Elam

