



2019031891 00131
FORSYTH CO, NC FEE \$26.00

GIFT DEED

PRESENTED & RECORDED
08-13-2019 03:46:55 PM

LYNNE JOHNSON
REGISTER OF DEEDS

BY: OLIVIA DOYLE
ASST

BK: RE 3476
PG: 1626-1628

Original to: Marcella Hay

Transfer exempt from excise tax pursuant to N.C.G.S. § 105-228.29(5)

Prepared by: Khail Rynes

Return to: Patricio
Pastorini Espinoza Valentin
Carmela Espinoza Cisneros
1109 Leona st, Winston-Salem, NC, 27107

Mail tax statements to:
Tax administration office
201 N. Chestnut St, Winston-Salem, NC, 27101

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

GIFT DEED

This GIFT DEED, made this 13th day of August, 2019 by and between the grantor,

Marcella Hay, single woman
Ephraim Z MARR, single man
2924 Ramsgate Ct, Winston-Salem, NC, 27106
and the grantee,

Pastorini Patricio Valentin, married man
Carmela Espinoza Cisneros
1109 Leona st, Winston-Salem, NC, 27107

WITNESSETH, that the grantor, for no valuable consideration and purely as a gift has and by these presents does GIVE, GRANT, and CONVEY unto the grantee in fee simple, all that certain lot or parcel of land situated in the municipality of Winston-Salem in Forsyth County, North Carolina – legally described as:

And commonly known as: 2937 Greenway ave, Winston-Salem, NC, 27106
Parcel ID: 6836-27-2741 # see Exhibit A

Source of title:

Being the same property conveyed by Guardian deed from Fredrick Tindal to Ephemer Z moore, Marcella Hay, recorded, June, 3, 2003 in Deed book 2356 page 4649 in Forsyth County

THIS CONVEYANCE is made subject to:

Easements, restrictions, and right of way apperaring of record or enforceable law and equity, and propety taxes to the ver, etc.

All or a portion of the property herein conveyed includes or does not include the primary residence of the grantor.

TO HAVE AND TO HOLD the aforesaid real property, together with all the privileges and appurtenances thereto belonging to the said grantee, his successors and assigns, in fee simple.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the date first above written.

x [Signature]
Signature
Marcella L Hay
Print Name
Grantor
Capacity

x [Signature]
Signature
Ephemer Z Moore
Print Name
Grantor
Capacity

Signature
Print Name
Capacity

Signature
Print Name
Capacity

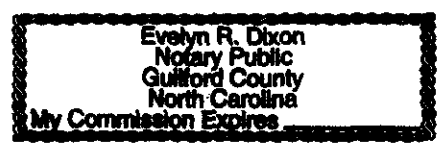
Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF NORTH CAROLINA)
COUNTY OF Forsyth)

I, Evelyn R. Dixon, do hereby certify that Marcella L. Hay & Ephemer Z. Moore

personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this the 13th day of August, 2019.



[Signature]
Signature
Evelyn R. Dixon
Print Name
Notary Public
Title
My commission expires: 8/2/2022

Exhibit A

PROPERTY DESCRIPTION

Lots No. 171 and 172, located on the east side of Greenway Avenue, between 29th and 30th Street, as shown on the map entitled Bon Air, Greenway Place, made by J.E. Ellerbe, C.E., and recorded in the office of the Register of Deeds of Forsyth County, North Carolina, in Plat Book 8, page 109, reference to which is hereby made.

PROPERTY ADDRESS: 2937 Greenway Avenue, Winston-Salem, NC 27105.