

2019037257 00197

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

PRESENTED & RECORDED
09/18/2019 04:41:03 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3482
PG: 2757 - 2759

NORTH CAROLINA GENERAL WARRANTY DEED

SUBMITTED ELECTRONICALLY BY A. L. COLLINS, PLLC IN COMPLIANCE WITH NORTH CAROLINA STATUTES GOVERNING RECORDABLE DOCUMENTS AND THE TERMS OF THE SUBMITTER AGREEMENT WITH THE FORSYTH COUNTY REGISTER OF DEEDS.

Excise Tax: \$ 26.00

Block & Lot: LO002 BL3224

Parcel Identifier No. 6847-74-3951.00

Mail all future tax bills to: GRANTEE

Mail after recording to: A. L. Collins 430 W Mountain St Kernersville NC 27284

This instrument was prepared by: A. L. Collins 430 W Mountain St Kernersville NC 27284

THIS DEED made this 16 day of September, 2019 by and between

GRANTORS

ASHLEY MCCLELLAN

Mailing Address: 4122 Northampton Drive, Winston Salem, NC 27127

GRANTEE

GERARDO PEREZ

Mailing Address & Subject Property: 4122 Northampton Drive, Winston Salem, NC 27127

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 Winston Salem, Forsyth County, North Carolina, and more particularly described as follows:

SEE ATTACHED EXHIBIT A

The above described property is not the primary residence of the Grantor. Prior Deed Book 3482 at Page 2547, Forsyth County Registry.

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: easements, restrictions, rights-of-way and ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

Ashley Mclellan (SEAL)
ASHLEY MCLELLAN, Grantor

NORTH CAROLINA Mecklenburg COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **ASHLEY MCLELLAN** Grantor. Witness my hand and official stamp or seal, this the 16 day of Sept, 2019.

My Commission Expires: 01/31/2022

Ryan Sickle
Notary Public
Print Notary Name: Ryan Sickle

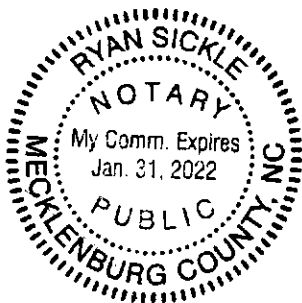


EXHIBIT A

BEGINNING at an iron stake in the westernmost right-of-way line of Northampton Drive, said stake being the southernmost corner of the property deeded to Ida M. H. Cooper by deed recorded in Book 1118, page 1472 in the Office of the Register of Deeds of Forsyth County, North Carolina, proceeding thence with the westernmost right-of-way line of Northampton Drive, South $17^{\circ}15'$ West 100 feet to an iron stake, the northeasternmost corner of Joe White; thence with the line of Joe White, North $86^{\circ}21'$ West 227.8 feet to an iron stake, thence North $17^{\circ}15'$ East 100 feet to an iron stake, the southwesternmost corner of said Cooper, thence with the line of said Cooper, South $86^{\circ}21'$ East 227.8 feet to the point of BEGINNING, all being in accordance with an unrecorded survey by Carl F. Beauchamp, R. L. S., dated April 18, 1974, and being in all respects the same property as that deeded to Wesley G. Gardner and wife, Mary F. Gardner by deeds recorded in Deed Books 670 and 722 at pages 339 and 360 respectively in the Office of the Register of Deeds of Forsyth County, North Carolina; also being Lots 7G and 2, Block 3224, as shown on the official tax maps of Forsyth County, North Carolina.