

2020009377 00230

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

\$166.00

PRESENTED & RECORDED

03/05/2020 04:48:55 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3511

PG: 3608 - 3613

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$ 166.00

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 6827-68-3400.000

Mail after recording to: Grantee: 4768 Cherry Street, Winston-Salem, NC 27105

This instrument was prepared by: Bunch & Associates, PLLC

THIS DEED made this 4th day of March, 2020 by and between

GRANTOR

**Michelle C. Franklin, Administrator of the Estate of
Edna Jackson (19E713) and spouse,
Timothy M. Franklin
Cherie Feemster, heir to the Estate of
Edna Jackson (19E713) and spouse,
Justin R. Feemster
1904 Yellow Daisy Drive
Matthews, NC 28104**

GRANTEE

**Alejandro Benitez-Borja and
Rosel Martinez-Victorio**

**Property Address:
4768 Cherry Street
Winston-Salem, NC 27105**

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 attached "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 1888, Page 1341, in Forsyth County Registry. Estate for Edna E. Jackson filed (19E713).

A map showing the above described property is recorded in Plat Book 11, Page 1, 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.

The Estate of Edna E. Jackson

By: Michelle C. Franklin (SEAL)
Michelle C. Franklin, Administrator

By: Timothy M. Franklin (SEAL)
Timothy M. Franklin

By: _____ (SEAL)
Cherie Feemster, Heir

By: _____ (SEAL)
Justin R. Feemster

(See additional page for notary acknowledgement)

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 1888, Page 1341, in Forsyth County Registry. Estate for Edna E. Jackson filed (19E713).

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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.

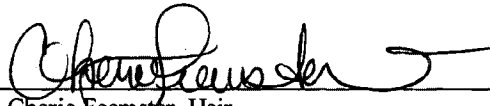
Title to the property hereinabove described is subject to the following exceptions:


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.

The Estate of Edna E. Jackson

By: _____ (SEAL)
Michelle C. Franklin, Administrator

By: _____ (SEAL)
Timothy M. Franklin

By:  _____ (SEAL)
Cherie Reemster, Heir

By:  _____ (SEAL)
Justin R. Feemster

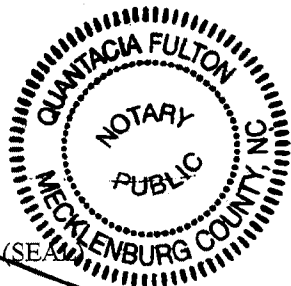
(See additional page for notary acknowledgement)

STATE OF NCCOUNTY OF Union

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: Michelle C. Franklin and Timothy M. Franklin. Witness my hand and official stamp or seal, this the 4th day of March, 2020.

My Commission Expires: 09/03/2023

Quantacia Fulton
Notary Public

Print Notary Name: Quantacia Fulton

STATE OF _____

COUNTY OF _____

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: Cherie Feemster and Justin K. Feemster. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____

(SEAL)

STATE OF _____

COUNTY OF _____

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: Michelle C. Franklin and Timothy M. Franklin. Witness my hand and official stamp or seal, this the _____ day of _____, _____.

My Commission Expires: _____

Notary Public

Print Notary Name: _____

(SEAL)

STATE OF North CarolinaCOUNTY OF Forsyth

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: Cherie Feemster and Justin R. Feemster. Witness my hand and official stamp or seal, this the 4th day of March, 2020.

My Commission Expires: 3/9/2020

Notary Public

Print Notary Name: Ralph L. Bunch

(SEAL)

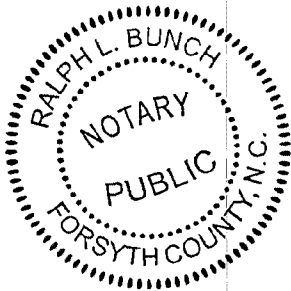


EXHIBIT A

BEGINNING at an iron stake located in the southwest right-of-way line of Cherry Street Extension, said beginning point being located North 41° 10' West 94.04 feet from the southeast corner of lot 11 as shown on the revised map of part of Styers Farm, recorded in Plat book 11 page 1 in the office of the Register of Deeds of Forsyth County, North Carolina, running thence from said beginning point South 73° 20' West 38.41 feet to an iron stake; running thence South 80° 56' West 349.40 feet to an iron stake; thence North 06° 05' West 50.0 feet to an iron stake; running thence North 74° 59' East 336.75 feet to an iron stake located in the southwest right-of-way line of Cherry Street Extension; running thence with the southwest right-of-way line of said street, South 41° 10' East 94 feet to the point and place of Beginning. Also being known and designated as block 3485 lot 101A, Forsyth County Tax Maps.