

2020010953 00038

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$40.00

PRESENTED & RECORDED
03/17/2020 11:17:34 AM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: SANDRA YOUNG
DPTY

BK: RE 3513
PG: 2912 - 2913

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 40.00

Parcel Identifier No. 6846-12-6220.00 Verified by _____ County on the ____ day of _____, 20__
By: _____

Mail/Box to: GRANTEE:

This instrument was prepared by: MISTI BOLES WHITMAN, P.A., 22 WINSTON STREET, THOMASVILLE, NC 27360

Brief description for the Index: LOT 260, East Fourteenth Street Development

THIS DEED made this 17th day of March, 2020, by and between

GRANTOR	GRANTEE
Dexter Lawrence Rich, Unmarried 1932 NE 24th Street Winston Salem, NC 27105	Amuary Arbelo, Unmarried 1209 Clear Springs Ct. Charlotte, NC 28214

Enter in appropriate block for each Grantor and Grantee: name, mailing address, and, if appropriate, character of entity, e.g. corporation or partnership.

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, parcel of land or condominium unit situated in the City of Winston Salem, _____ Township, Forsyth County, North Carolina and more particularly described as follows:

Being all of Lot 260, East Fourteenth Street Development Company, plat of which is recorded in Plat Book 2, Page 32A, Forsyth County Registry.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 3252 page 3136.
All or a portion of the property herein conveyed includes or X does not include the primary residence of a Grantor.

A map showing the above described property is recorded in Plat Book 2 page 32A .

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, other than the following exceptions:

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

 (Entity Name) Dexter Lawrence Rich (SEAL)
 Print/Type Name: Dexter Lawrence Rich

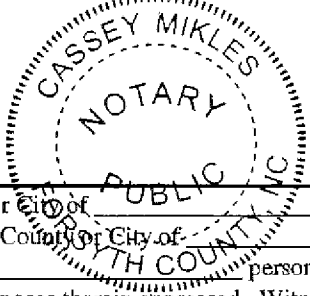
By: _____
 Print/Type Name & Title: _____ (SEAL)

By: _____
 Print/Type Name & Title: _____ (SEAL)

By: _____
 Print/Type Name & Title: _____ (SEAL)

State of North Carolina - County or City of Forsyth
 I, the undersigned Notary Public of the County or City of Forsyth and State aforesaid, certify that
Dexter Lawrence Rich personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 12th day of
March, 2020.

My Commission Expires: 10-9-2024
 (Affix Seal)



Cassey Mikles
Cassey Mikles Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally appeared before me this day and acknowledged the due
 execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 16th day of
 _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name

State of _____ - County or City of _____
 I, the undersigned Notary Public of the County or City of _____ and State aforesaid, certify that
 _____ personally came before me this day and acknowledged that
 he is the _____ of _____, a North Carolina or
 _____ corporation/limited liability company/general partnership/limited partnership (strike through the
 inapplicable), and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its
 behalf as its act and deed. Witness my hand and Notarial stamp or seal, this _____ day of _____, 20____.

My Commission Expires: _____
 (Affix Seal)

 Notary Public
 Notary's Printed or Typed Name