

**2020012928 00123**

FORSYTH CO. NC FEE \$26.00  
STATE OF NC REAL ESTATE EXTX  
**\$70.00**  
PRESENTED & RECORDED  
03/31/2020 12:05:14 PM  
LYNNE JOHNSON  
REGISTER OF DEEDS  
BY: SANDRA YOUNG  
DPTY

**BK: RE 3516**  
**PG: 535 - 537**

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: **\$70.00**

Recording Time, Book and Page:

Tax Map No.

Parcel Identifier No: **6834-94-9573.000**Mail after recording to: **Bynum Law Firm, PLLC, 2005 Boulevard St, Ste B, Greensboro, NC 27407**This instrument was prepared by: **Christie Bynum**THIS DEED made this 31st day of March, 2020 by and between

**GRANTOR**

**Abraham Mendez and wife, Loumay Lee Mendez****Mailing Address: 7530 Cedar Meadows Lane Kernersville NC 27284**

**GRANTEE**

**Keith Tuttle****Property Address: 2606 Thomasville Road, Winston-Salem, NC 27107****Mailing Address: 3500 Jeketer Court 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"**

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 2750, Page 2957, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 7, Page 21, and referenced within this instrument.

Does the above described property include the primary residence (yes/no) ? **No**

**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.

submitted electronically by "Bynum Law Firm"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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)

\_\_\_\_\_  
Abraham Mendez

(SEAL)

By: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Loumay Lee Mendez

(SEAL)

By: \_\_\_\_\_

Title: \_\_\_\_\_

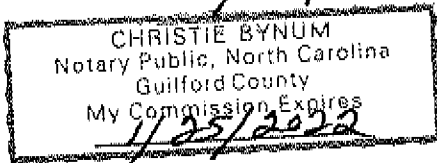
(SEAL)

(SEAL)

NORTH CAROLINA GUILFORD COUNTY

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: Abraham Mendez and wife, Loumay Lee Mendez. Witness my hand and official stamp or seal, this the 31 day of March, 2020

My Commission Expires: 1/25/2022



\_\_\_\_\_  
Notary Public

Print Notary Name: Christie Bynum

NORTH CAROLINA GUILFORD COUNTY

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: \_\_\_\_\_ . Witness my hand and official stamp or seal, this the \_\_\_\_\_ day of \_\_\_\_\_ , \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Print Notary Name: \_\_\_\_\_

Exhibit "A"  
Legal Description

BEGINNING AT AN IRON IN THE COMMON, SOUTHERN CORNER OF LOT 21 AND LOT 22 AS SHOWN ON THE PLAT OF F.M. HAHN PROPERTY AS RECORDED IN PLAT BOOK 7, PAGE 21, IN THE OFFICE OF THE REGISTER OF DEEDS OF FORSYTH COUNTY, NORTH CAROLINA; RUNNING THENCE WITH SAID LOT 22'S EASTERN LINE, NORTH 08 DEGREES 49 MINUTES 52 SECONDS EAST 149.89 FEET TO AN IRON; THENCE SOUTH 81 DEGREES 00 SECONDS EAST 28.62 FEET TO AN IRON; THENCE SOUTH 18 DEGREES 40 MINUTES 40 SECONDS EAST 168.91 FEET TO AN IRON; THENCE WITH THE NORTHERN MARGIN OF A FIFTEEN-FOOT ALLEY, NORTH 81 DEGREES 14 MINUTES 49 SECONDS WEST 106.64 FEET TO AN IRON; THE POINT AND PLACE OF BEGINNING. BEING A PART OF LOT 21 OF THE F.M. HAHN PROPERTY RECORDED IN PLAT BOOK 7, PAGE 021 OF THE FORSYTH COUNTY REGISTRY, A TRIANGULAR STRIP OF LAND FORMERLY LONG STREET NOW CLOSED AND ANOTHER TRIANGULAR STRIP OF LAND IN THE EXTREME SOUTHEAST CORNER OF THE ABOVE-DESCRIBED TRACT. ALL ACCORDING TO UNRECORDED SURVEY FOR JOSEPH EDWARD FRANKLIN, R.L.S, #L-865, JOSEPH E. FRANKLIN SURVEYING COMPANY, DATED 12 JUNE 1996, JOB NO. 16-727. TOGETHER WITH IMPROVEMENTS LOCATED THEREON.

Property Address: 2606 Thomasville Road  
Winston Salem, NC 27107