

2020013641 00076

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

\$6.00

PRESENTED & RECORDED

04/06/2020 11:10:41 AM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3517

PG: 508 - 510

This instrument drafted by:

Darren S. Cranfill Attorney at Law, PLLC

After recording, mail to:

Grantee @ 2720 Carlyle Street

Winston-Salem, NC 27107

Sale of Grantors Primary

Residence? NO

Property Address: 0 Mount Vernon Avenue

Winston-Salem, NC 27101

Grantors Address: 624 Woodlake Park Drive

Kernersville, NC 27284

Tax Parcel Number: 6845-38-5158.000 - Revenue Stamps: \$ 6.00

NORTH CAROLINA GENERAL WARRANTY DEED

This deed made this the 6th day of April, 2020, by **Stephen Michael Oldham (single)** ("Grantor") to **Miguel Angel Gomez** ("Grantee").

WITNESSETH:

That the said Grantor in consideration of ten dollars and other valuable consideration to them paid by the said Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell, and convey unto the said Grantee, their heirs and assigns, a tract or parcel of land in the County of **Forsyth** and State of North Carolina, and bounded as follows:

SEE ATTACHED EXHIBIT "A" WHICH IS INCORPORATED BY REFERENCE AS IF SET FORTH FULLY HEREIN.

This property was conveyed to the Grantor in Deed Book 3324, Page 2699, Forsyth County Registry.

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.

To have and to hold the aforesaid tract or parcel of land and all privileges and appurtenances thereunto belonging to the said Grantee and their heirs and assigns forever.

And the said Grantor does covenant that they are seized of said premises in fee and have the right to convey the same in fee simple; that the same are free from encumbrances; and that they will warrant and defend the said title to the same against the claims of all persons whatsoever.

SUBJECT, HOWEVER, to easements and restrictions of record and 2020 property taxes pro-rated to date of closing.

IN WITNESS WHEREOF, the said Grantor has hereunto set their hands the date first above written.

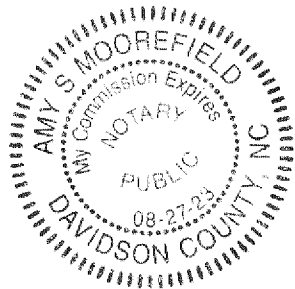
 (SEAL)
Stephen Michael Oldham

_____ (SEAL)

STATE OF NORTH CAROLINA - COUNTY OF FORSYTH

I, Amy S. Moorefield, the undersigned, a Notary Public of the State of North Carolina, County of Davidson do hereby certify that on the 6th day of April, 2020, before me personally appeared **Stephen Michael Oldham**, who proved to me by satisfactory evidence to be the person(s) who signed the forgoing document and acknowledged to me that they signed it voluntarily for its stated purpose.

Witness my hand and official seal, this 6th day of April, 2020.



Amy S. Moorefield
(Official signature of Notary)

Amy S. Moorefield
(Notary's printed or typed name)

My commission expires: 8-27-2023

Exhibit "A"

BEING known and designated as Lot Nos. 10 and 11 as shown on the Map of Masten Park as recorded in Plat Book 2 at Page 19 in the office of the Register of Deeds of Forsyth County, North Carolina, to which map reference is hereby made for a more particular description of said property. Subject to restrictive covenants and easements of record.
Parcel Identification Number: 6845-38-5158.00