

2020017850 00173

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

\$112.00

PRESENTED & RECORDED

05/04/2020 03:19:03 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: ANGELA M THOMPSON

DPTY

BK: RE 3522

PG: 2878 - 2880

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$ 112.00

Block & Lot: LO103 BL3251

Parcel Identifier No. 6867-15-0009.00

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 4 day of May, 2020 by and between

GRANTORS

VICTOR L. DEJESUS and wife, **JACQUELINE DEJESUS**
Mailing Address: 4845 Northrop Drive, Winston Salem, NC 27101

GRANTEE

SHAWN PRATER

Mailing Address & Subject Property: 2136 Darrow Road, Winston Salem, NC 27101

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

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.

All that certain lot or parcel of land situated in the Kernersville/Middlefork Township, Forsythe County, North Carolina and being more particularly described as follows:

Beginning at a point in the western right of way of Old Belews Creek Road, same being at the intersection of a south line of Carol J. Mitchell (Deed Book 1837, Page 1887) with the western right of way of Old Belews Creek road and being evidenced by an iron stake located 0.42 feet outside the property line; running thence along the western right of way of Old Belews Creek Road and being evidenced by an iron stake located 0.42 feet outside the property line; running thence along the western right of way of Old Belews Creek Road south 31° 22' 44" west a chord distance of 359.93 feet to an iron stake; a new corner with Ronald G. Preston , thence along a new line with Ronald G. Preston north 66° 13' 58" west 393.31 feet to an iron stake in a south line of Carol J. Mitchell (Deed Book 1837, Page 1887); thence along three lines with Carol J. Mitchell south 87° 39' 55" east 127.72 feet to a stone, north 41° 24' 36" east 414.84 feet to point, evidenced by an iron stake located 2.45 feet inside the property line and south 88° 37' 27" east 352.11 feet to the point of beginning, containing 3.355 acres and being designated as Tract 1 on a survey by Larry L. Callahan, R.L.S. dated July 9, 1998.

Tax ID: 6867-15-0009.00

The above described property was not the primary residence of the Grantors. Prior Deed Book 3417 at Page 302, 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 Grantors have 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.

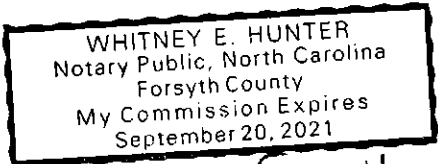
 (SEAL)
VICTOR L. DEJESUS, Grantor

 (SEAL)
JACQUELINE DEJESUS, Grantor

NORTH CAROLINA Forsyth COUNTY

I, certify that the following person(s) personally appeared before me this day, each acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **VICTOR L. DEJESUS**, Grantor. Witness my hand and official stamp or seal, this the 4 day of May, 2020.

My Commission Expires: 9/20/2021

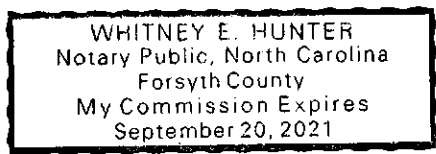


[Signature]
Notary Public
Print Notary Name: Whitney E. Hunter

NORTH CAROLINA Forsyth 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: **JACQUELINE DEJESUS**, Grantor. Witness my hand and official stamp or seal, this the 4 day of May, 2020.

My Commission Expires: 9/20/2021



[Signature]
Notary Public
Print Notary Name: Whitney E. Hunter