

2020022249 00136

FORSYTH CO. NC FEE \$26.00
 STATE OF NC REAL ESTATE EXT
\$285.00
 PRESENTED & RECORDED
 06/02/2020 02:05:12 PM
LYNNE JOHNSON
 REGISTER OF DEEDS
 BY: ANGELA M THOMPSON
 DPTY

BK: RE 3528**PG: 2092 - 2094**

Submitted electronically by "Law Office of Clint Calaway"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Forsyth County Register of Deeds.

**NORTH CAROLINA
 GENERAL WARRANTY DEED**

Excise Tax: ~~\$285.00~~ \$285.00

Recording Time, Book, and Page

Tax Map No.

Parcel Identifier No. **5883-77-1246**Property Address: **2900 HARPER RD., CLEMMONS, NC 27012**Mail after recording to: Grantee at property address. (*Mailing Address*)

This instrument was prepared by: CLINT CALAWAY, a licensed North Carolina attorney.

Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

THIS DEED made this 2 day of June, 2020 by and between

GRANTOR

MARCO A. MARTINEZ AND WIFE,
 GRACIELA R. MARTINEZ
 2900 HARPER RD.
 CLEMMONS, NC 27012

GRANTEE

PATRICIO A. MORILLO AND WIFE,
 ALLYSON K. MORILLO
 2900 HARPER RD.
 CLEMMONS, NC 27012

Mailing Address: 2187 Cherrywood Dr., Clemmons, NC 27012

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 EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

TOGETHER WITH AND SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3442, Page 4356, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book --, Pages --, 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, save and except easements, restrictions, and rights of way as appear of record, and 2020 city-county ad valorem taxes, prorated between parties as of the date of delivery of this deed.

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

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.


MARCO A. MARTINEZ

(SEAL)

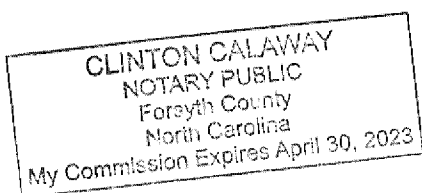

GRACIELA R. MARTINEZ

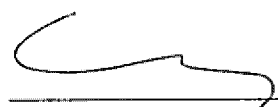
(SEAL)

NORTH CAROLINA
Forsyth 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: **MARCO A. MARTINEZ AND WIFE, GRACIELA R. MARTINEZ**

Witness my hand and official stamp or seal, this the 2 day of June, 2020.




Notary Public

Print Notary Name: Clinton Calaway

My Commission Expires: 4/30/23

Exhibit "A"

BEGINNING at an iron found on the west side of Harper Road (State Road #1101, Paved) 250.00 feet more or less, north of Peacehaven Road, and said iron being a northeastern corner of land owned by or formerly owned by Henry P. Thomas and wife Hazel (Lot 14B, Tax Block 4401, Deed Book 624, Page 22), from said iron with the western side of Harper Road, North $25^{\circ}22'27''$ West 119.02 feet to an iron found at the southeast corner of Ellen H. Hughes (Tax Lot 12E, Block 4401); running thence with the south line of said Hughes, North $86^{\circ}44'23''$ West 356.26 feet to an iron; running thence with a line of said Thomas, South $01^{\circ}38'$ West 102.02 feet to a stone (control); running thence with a line of said Thomas, South $86^{\circ}48'39''$ East 410.32 feet to the point and place of beginning, containing 0.9216 acres, more or less.