

2020030236 00137

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

\$70.00

PRESENTED & RECORDED

07/17/2020 12:46:17 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: EVELYN R. DIXON

DPTY

BK: RE 3538

PG: 2367 - 2369

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$70.00

Parcel Identifier Number: 6835-85-7822 Tax ID or Block & Lot: BLOCK 2440 LOT 002H

Mail/Box to: Grantee at 115 Rustingburg Court, Clemmons, NC 27012

This instrument prepared by: The Elam Law Firm, PLLC, 351 N Peace Haven Road, Winston Salem, NC 27104

Brief description for the Index: Lot No 2 Hill Ane Graves

THIS DEED made this July 17, 2020 by and between

GRANTOR	GRANTEE
Eduardo Avalos and spouse, Rebecca Avalos AKA Rebecca Jean Jones	Lucas Dargis and spouse, Angela R. Dargis
Grantor Address:	Buyer Address:
1416 Fieldcrest Road Eden, NC 27288	115 Rustingburg Court Clemmons, NC 27012
	Property Address: 1814 E First Street 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 or near the City of Winston-Salem, Forsyth County, North Carolina and more particularly described as follows:

Lying and being in the City of Winston-Salem, North Carolina, and beginning at an iron stake on the South side of east First Street (formerly Belews Creek Road); said stake being distance Eastwardly 203.4 feet from the Southeast intersection of Cameron Avenue and East First Street, and running thence from said beginning point along the South side of east First Street as the same curves South 69 degrees, 35 minutes East 67.2 feet to an iron stake, Northwest corner of Lot No. 3 on the hereinafter mentioned map; thence South 6 degrees West 225 feet to an iron stake; thence North 84 degrees West 65 to an iron stake, Southeast corner of Lot No. 5; thence along the East line S of Lots Nos 5, 5-A, and 1, North 6 degrees East 241.8 feet to an iron stake on the South side of East First Street, the place of beginning, the same being Lot No. 2 on a map of Property of Hill and Graves, made by J.E. Ellerbe, C.E., on January 3, 1957, said map being unrecorded, and being a part of a 6 acre tract of land described in Deed Book 587, Page 10. For further reference see Deed Book 763 at Page 115 of the Forsyth County Registry.

Tax map reference: 2440-002H

Being that parcel of land conveyed to Michael E. Suggs from Elizabeth E. Ells (Substitute Trustee) by that deed dated 11-02-2001 and recorded 12-03-2001 in Deed Book 2216, at Page 1267 of the Forsyth County, NC Public Registry.

Parcel No. 6335-85-7822.00

Property Address: 1814 East First Street Winston-Salem, NC 27101

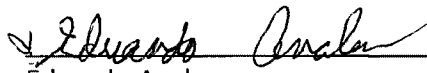
The property hereinabove described was acquired by Grantor by instrument recorded in Book 3241, Page 884.


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: 2019 Ad Valorem taxes are paid in the amount of \$249.69

___ / ___ THIS PROPERTY DOES DOES NOT INCLUDE THE PRIMARY RESIDENCE OF A GRANTOR.

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 officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

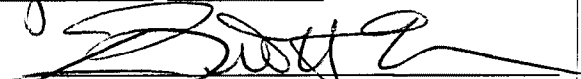
 _____ (SEAL)
Eduardo Avalos

 _____ (SEAL)
Rebecca Avalos AKA Rebecca Jean Jones

STATE OF NORTH CAROLINA, COUNTY OF Forsyth

I, the undersigned Notary Public of the aforesaid State and Forsyth County, do hereby certify that Eduardo Avalos and spouse, Rebecca Avalos AKA Rebecca Jean Jones personally appeared before me this date and acknowledged the execution of the foregoing instrument for the purposes therein expressed. Witness my hand and notarial seal this the 7th day of July, 2020.

My Commission Expires: 10/3/22


Brian H. Elam, Notary Public

