



2020030969 00148

FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$16.00

PRESENTED & RECORDED:
07-22-2020 02:07:41 PM

LYNNE JOHNSON
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3539
PG: 2228-2231

**NORTH CAROLINA
GENERAL WARRANTY DEED**

Excise Tax: \$16.00

Parcel Identifier No.: 6837-76-3896

ENVELOPE

Mail after recording to: Grantee @ 4820 Old Rural Hall Road, Winston-Salem, NC 27105

This instrument was prepared by: John R. Combs

THIS DEED made this 22nd day of July 2020 by and between

GRANTORS

**Crisoforo Isael Yanez Lucas
and wife,
Lorena Islas Ortega (a/k/a Lorena Islas-Ortega)
5910 Graham Farm Road
Winston-Salem, NC 27105**

GRANTEE

**Do Dreams, Inc.
a North Carolina corporation
4820 Old Rural Hall Road
Winston-Salem, NC 27105**

The designation Grantors 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 Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents do 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.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3231, Page 2869, Forsyth County Registry.

A map showing the above described property is recorded in Plat Book 12, Page 192, and referenced within this instrument.

The above described property does does not include the primary residence of the Grantors.

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 Grantors covenant with the Grantee, that Grantors are seized of the premises in fee simple, have the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantors 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:

Rights of way, easements and any and all restrictions of record and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals as of the day and year first above written.

[Handwritten Signature]

_____(Seal)
Crisoforo Isael Yanez Lucas

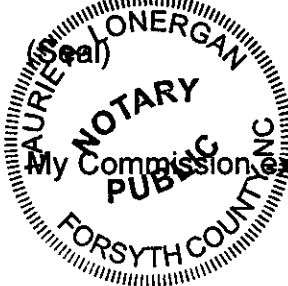
Lorena Islas Ortega

by *Crisoforo Isael Yanez Lucas* (Seal)
Lorena Islas Ortega
by and through her attorney in fact,
Crisoforo Isael Yanez Lucas

NORTH CAROLINA - FORSYTH COUNTY

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Crisoforo Isael Yanez Lucas.

Witness my hand and official stamp or seal, this the 22nd day of July 2020.



My Commission expires: 3.23.2023

Notary Public: *Laurie A. Emergan*
Printed name: Laurie A. Emergan

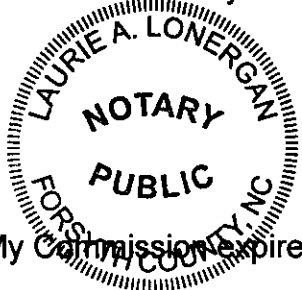
State of North Carolina

County of Forsyth

I, the undersigned, a Notary Public for the County of Forsyth and the State of North Carolina, do hereby certify that Crisoforo Isael Yanez Lucas, either being personally known to me or proven by satisfactory evidence, who is the attorney-in-fact for Lorena Islas Ortega, personally appeared before me this day, and being by me duly sworn, acknowledged that he voluntarily executed the foregoing and annexed instrument for and in behalf of the said Lorena Islas Ortega and that his authority to execute and acknowledge said instrument is contained in an instrument duly executed, acknowledged, and recorded at Book 3496, Page 185 in the Office of the Register of Deeds for Forsyth County, North Carolina on the 2nd day of December, 2019, and that this instrument was voluntarily executed under and by virtue of the authority given by said instrument granting him power of attorney.

I do further certify that the said Crisoforo Isael Yanez Lucas acknowledged the voluntary execution of the foregoing and annexed instrument for the purposes therein expressed for and behalf of the said Lorena Islas Ortega.

Witness my hand and seal, this the 22nd day of July 2020.



Laurie A. Lonergan

Notary Public

Printed Name: Laurie A. Lonergan

My Commission Expires:

3.23.2023

EXHIBIT "A"

BEGINNING at an iron stake on the north side of Don Avenue, 15 feet West of the southwest corner of Lot #101; thence running along the north side of Don Avenue, North $87^{\circ} 30' 00''$ West 74.84 feet to an iron stake, which said iron stake is in the southeast corner of Lot #105; running thence along the east line of Lot #105, North $02^{\circ} 50' 42''$ East 167.43 feet to an iron stake in the northeast corner of Lot #105; running thence South $87^{\circ} 26' 01''$ East 74.48 feet to a point, which said point is 15 feet West of the northwest corner of Lot #101; running thence in a line parallel with the west line of Lot #101, South $02^{\circ} 43' 28''$ West 167.34 feet, more or less, to the place of BEGINNING, and being known and designated as the western one-half, or 15 feet, of Lot #102 and all of Lots 103 and 104 of the A.T. Cox subdivision No. 2, recorded in the Office of the Register of Deeds of Forsyth County in Plat Book 12, Page 192, to which reference is hereby made for a more particular description. For back title see deed recorded in Book 1970, Page 2179, Forsyth County Registry.