

2020036311 00179FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$550.00

PRESENTED & RECORDED

08/19/2020 04:25:08 PM

LYNNE JOHNSON

REGISTER OF DEEDS

BY: CHELSEA B POLLOCK

DPTY

BK: RE 3545**PG: 4336 - 4338****NORTH CAROLINA GENERAL WARRANTY DEED**

Excise Tax: \$550.00

Parcel Identifier No.: 6867-50-4033.000

Mail after recording to: Grantee(s)

This instrument was prepared by: Stegall & Clifford, PLLC, 445 Dolley Madison Road, Suite 102, Greensboro, NC 27410

Brief Description from the Index: 1.892 acres

THIS DEED made this 10 day of August, 2020, by and between**GRANTOR**

Charlie L. Martin, unmarried

Mailing Address: P.O. Box 1524
Kernersville, NC 27285**GRANTEE**

Alfredo B. Alcala, Jr. and Martha Sanchez, a married couple and Michael Alvarez, an unmarried man, as joint tenants with right of survivorship

Property Address: 4926 West Road, Kernersville, NC 27284

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 Kernersville, City of Kernersville, Forsyth County, North Carolina and more particularly described as follows:**See Exhibit "A" Attached Hereto and Made a Part Hereof**Is the property the primary residence of the Grantors? **Yes**The property herein described was acquired by Grantor by instrument recorded in Book 2189, Page 691, Forsyth County Registry.

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

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging

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, rights-of-way, and restrictions of record or visible upon the described property, and to ad valorem taxes for the current year.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Charlie L. Martin
Charlie L. Martin

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I, Laurie R Stegall, Notary Public, do hereby certify that Charlie L. Martin personally appeared before me this day and acknowledged the due execution of the foregoing instrument.
Witness my hand and official seal this 10th day of August, 2020.

Laurie R Stegall
Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: 4/16/25

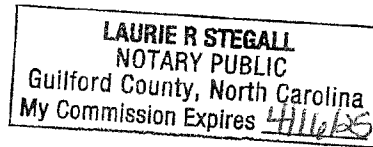


Exhibit "A"

BEGINNING at an iron stake, said iron stake marking the northeast corner of the Charles D. Andrews property (Deed Book 1473, Page 1115, Forsyth County Registry) and also marking the southwest intersection of Weston Brooke Trail and West Road; thence from said BEGINNING point along the East line of the Andrews property South 06° 06' West 297.49 feet to an iron stake marking the southeast corner of the Andrews property; thence North 86° 26' 54" West 273.20 feet (crossing an iron stake at 216.51 feet) to an iron stake; thence North 06° 40' 16" East 309.97 feet to an iron stake along the southern right-of-way line of Weston Brooke Trail; thence along said right of way line South 83° 49' 55" East 269.84 feet (crossing on iron stake at 54.84 feet) to an iron stake marking the point and place of BEGINNING and containing 1.892 acres, more or less. This description is in accordance with a survey prepared by Larry L. Callahan, RLS, dated April 2, 1990, entitled "Map for Heinz A. Schmidt and wife, Christel M. Schmidt" and designated on Job Number 1669-1.

Parcel ID # 6867-50-4033.00

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