

2020043471 00148

FORSYTH CO. NC FEE \$26.00
STATE OF NC REAL ESTATE EXTX
\$24.00
PRESENTED & RECORDED
09/29/2020 01:40:34 PM
LYNNE JOHNSON
REGISTER OF DEEDS
BY: ANGELA M THOMPSON
DPTY

BK: RE 3555
PG: 1374 - 1376

NORTH CAROLINA GENERAL WARRANTY DEED

Excise Tax: \$24.00

Parcel Identifier No. 6849-23-8132.00 Verified by _____ County on the ___ day of _____, 20

By: _____

Mail/Box to: **1004 Goldfloss Street, Winston Salem, NC 27107**

This instrument was prepared by: *David T. Kasper, 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.*

Brief description for the Index:

THIS DEED made this 29th day of September, 2020, by and between

GRANTOR

GRANTEE

Reuben W. Haynes, Widower

Guadalupe Galvez Felix

**Seller forwarding address:
412 Maverick Trl. Drive
King, NC 27021**

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, parcel of land or condominium unit situated in the City of Winston Salem, Forsyth County, North Carolina and more particularly described as follows:

SEE ATTACHED "EXHIBIT A"

The property hereinabove described was acquired by Grantor by instrument recorded in Book 1470 Page 1865.

All or a portion of the property herein conveyed ___ includes or X does not include the primary residence of a Grantor.

submitted electronically by "Kasper & Payne, P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Forsyth County Register of Deeds.

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, other than the following exceptions:

Easements and Restrictions of record, if any, and current years Ad Valorem Taxes.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

Reuben W. Haynes (SEAL)
Reuben W. Haynes

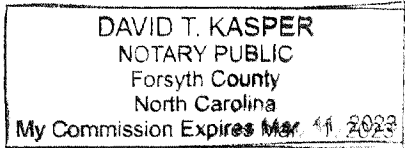
State of North Carolina - County of Forsyth

I, the undersigned Notary Public of the County of Forsyth and State aforesaid, certify that **Reuben W. Haynes, Widow** personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and Notarial stamp or seal this 29th day of September, 2020.

My Commission Expires: 3/16/2023
(Affix Seal)

David T. Kasper
Notary Public
Notary's Printed or Typed Name



"EXHIBIT A"

BEGINNING at an existing iron stake, which iron stake is the South common corner of Lots 17 & 18 on the Map of Laurel Springs, Section 1, as recorded in the Office of the Register of Deeds of Forsyth County, North Carolina, Plat book 23 at page 33; thence with the South line of Lots 12 - 17 inclusive, and also a 40' lot owned by Oscar Owens (Deed book 1382 at page 1504), S 86°59'16" East 699.95 feet to an existing iron post; thence with the East line of Oscar Owens, N 03° East 200 ft. to an existing iron post; thence N 87° West 40 feet to an iron; thence crossing the eastern edge of Mountain Brook Trail, N 03° East 60' ft. to a new iron post; thence with the South margin of Mountain Brook Trail, N 87° West 60 ft. to a new iron pipe, which is the southeast corner of Lot 11, Laurel Springs; thence with the East line of said lot 11, N 02°36'21" East 200.04 ft. to an existing iron post; thence with the South line of John F. Marshall, S 87°27'57" East 396.69 feet and crossing a branch to a new iron post; thence with the West line of the Mineral Springs Little League property, (Deed book 1345 at page 1478), S 17°13'59" West 890.62 feet to a new iron post; thence N 87°10'22" West 630.81 feet to an existing iron post; thence N 89°29'51" West 148.79 feet to an existing iron post; thence with the East line of Marie R. Vanhoy, N 03°25'21" East 408.54 feet and crossing a branch to an iron post, the point and place of BEGINNING.

Containing 10.667 acres, more or less, and being the major portion of tax lot 17 N, Block 5150, Forsyth County Tax maps.

SUBJECT TO A 60 FT. EASEMENT ACROSS THIS PROPERTY, WHICH EASEMENT IS AN EXTENSION OF MOUNTAIN BROOK TRAIL. See Deed Book 1345 at page 1478.